



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Preliminary Concept Plan Review for 47.49 +/- acres (Parcel ID 113-01021007) in Land Lot 169 of the 2nd District located on Strong Rock Parkway.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: November 2, 2022

Budget Item: N/A

Date Received: September 6, 2022

Workshop Date: November 21, 2022

Regular Meeting Date: N/A

Discussion:

Mill Creek Residential of Atlanta, GA requests a preliminary concept plan review for a proposed PD (Planned Development) consisting of multifamily and commercial uses to be located on 47.49 +/- acres on Strong Rock Parkway in Land Lot 169 of the 2nd District.

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

The preliminary concept plan includes RM-3 (Residential Multi-family Condos) and C-2 (General Commercial) pod designations, consisting of 215 condo units, and C-2 (General Commercial) outparcels.

Recommendation:

Staff recommends the following additions to the preliminary concept plan:

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



REZONING EVALUATION REPORT

December 19, 2022

PRELIMINARY CONCEPT PLAN REVIEW

Property Information

Tax ID	113-01021007
Location/address	Land Lot 169 of the 2 nd District
Parcel Size	47.49 +/- acres
Current Zoning	PD (Planned Development with C-3 and OI pod designations))
Request	PD (Planned Development with C-2 and RM-3 pod designations)
Proposed Use	Multifamily townhome Community with Commercial out-parcels
Existing Land Use	Vacant/undeveloped land
Future Land Use	Gateway Town Center
Recommendation	Review concept plan and provide feedback to developer

Summary

Mill Creek Residential of Atlanta, GA requests a preliminary concept plan review for a proposed PD (Planned Development) consisting of multifamily and commercial uses to be located on 47.49 +/- acres on Strong Rock Parkway in Land Lot 169 of the 2nd District.

The subject property (Parcel ID 113-01021007) is east of Strong Rock Christian School on Strong Rock Parkway, is abutting undeveloped /vacant parcels to the north and south, and is bordered by I-75 to the east. The Property is identified on the City's Official Zoning Map as PD (Planned Development with C-3 and OI pod designations).

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

The preliminary concept plan for the proposed development includes RM-3, and C-2 pod designations, consisting of 211 townhomes, and C-2 (general commercial) space. Amenities include a clubhouse with pool, and open greenspace. Sample renderings of the proposed townhouses are shown with new-traditional "craftsman" styling and finishes.

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



REZONING EVALUATION REPORT

December 19, 2022

PRELIMINARY CONCEPT PLAN REVIEW

Recommendations

Staff recommends the following additions to the preliminary concept plan:

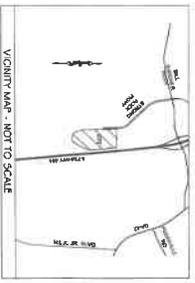
- Additional details regarding vehicular and pedestrian access control.
- Pedestrian access from the townhome community to the commercial parcels.
- Amenity design concepts and better definition of open spaces.
- Consider the LM248 paved multi-use path as shown in the Henry County Trails Plan (July 2022)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



ALLIANCE
ENGINEERING PLANNING LAND SURVEYING
LANDSCAPE ARCHITECTURE



 **MILL CREEK**
RESIDENTIAL



DESIGNATED UTILITIES

Utility	Depth	Material	Notes
Water	48"	HDPE	100' to 150'
Sewer	36"	HDPE	100' to 150'
Gas	30"	Steel	100' to 150'
Electric	24"	Aluminum	100' to 150'
Telecom	18"	Aluminum	100' to 150'

COMMERCIAL/INDUSTRIAL USE ESTABLISHMENTS

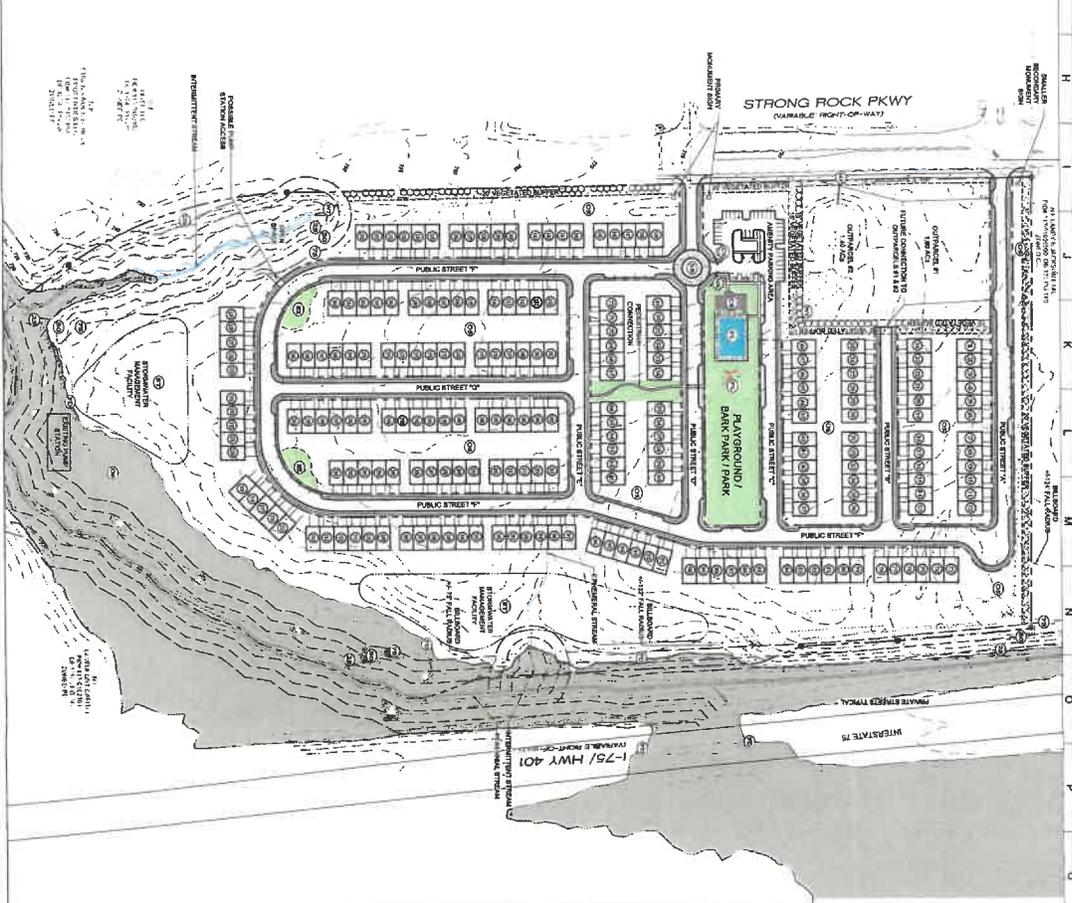
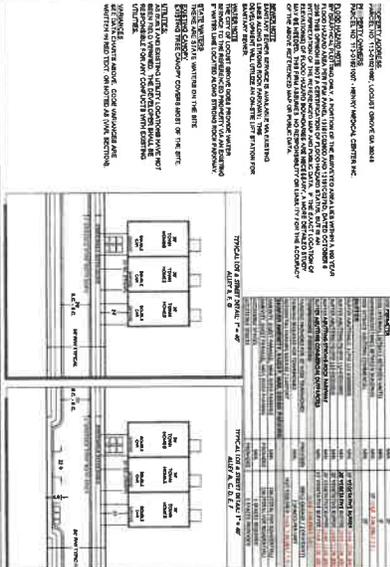
Establishment	Address	City	State	Zip
Walmart Supercenter	10000 Strong Rock Pkwy	Atlanta	GA	30328
Home Depot	10000 Strong Rock Pkwy	Atlanta	GA	30328
Costco Wholesale	10000 Strong Rock Pkwy	Atlanta	GA	30328

LEGEND

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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UTILITIES & INFRASTRUCTURE

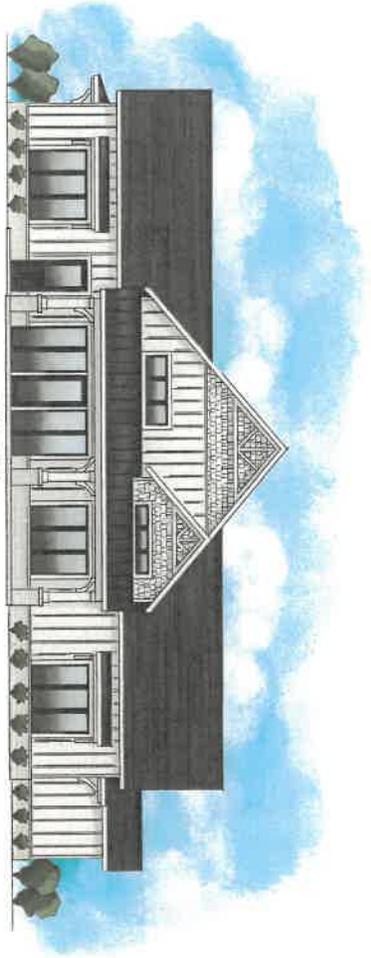
Utility	Depth	Material	Notes
Water	48"	HDPE	100' to 150'
Sewer	36"	HDPE	100' to 150'
Gas	30"	Steel	100' to 150'
Electric	24"	Aluminum	100' to 150'
Telecom	18"	Aluminum	100' to 150'



ALLIANCE
 COMMERCIAL ARCHITECTURE
 4000 Vantage Pointe Blvd, Suite 100, Atlanta, GA 30328
 404.525.1111 | alliancearch.com

HILLCREEK
 ARCHITECTURAL
 1000 Peachtree St NE, Atlanta, GA 30309
 404.525.1111 | hillcreekarch.com

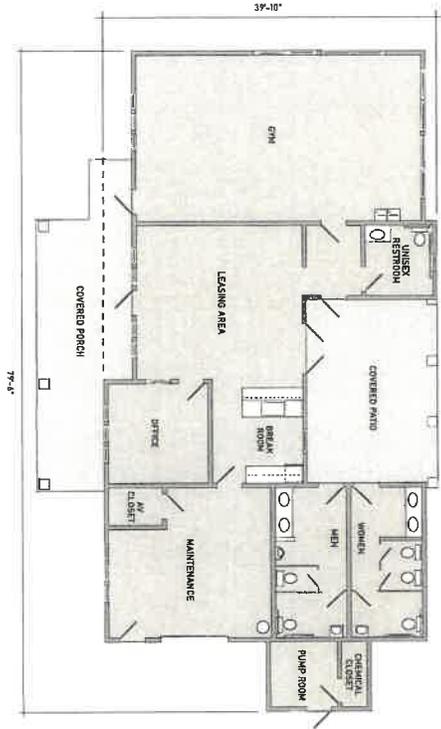
ZONING PLAN for STRONG ROCK PKWY TRACT
 LAND LOT 1 - DISTRICT 2ND HENRY COUNTY, GEORGIA
 DATE: 11/11/22
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT # [Number]



FRONT ELEVATION

AMAVI

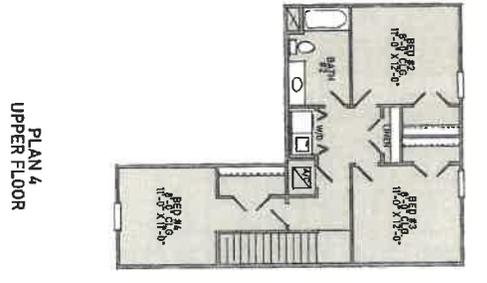
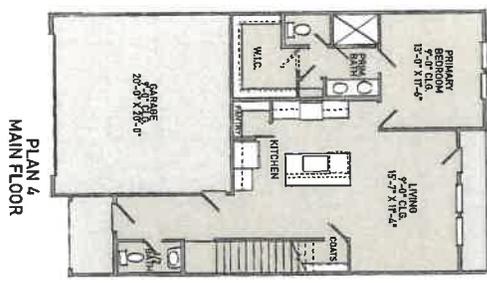
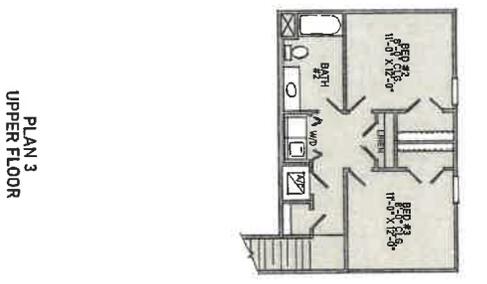
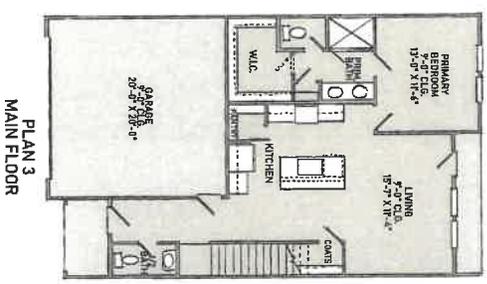
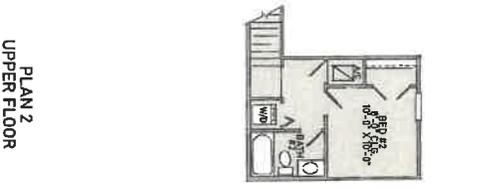
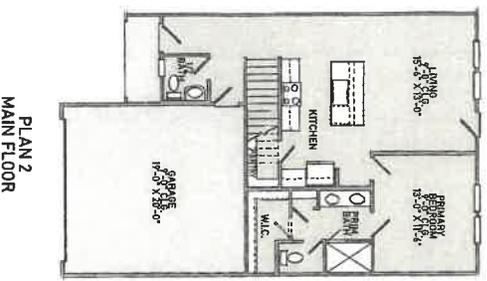
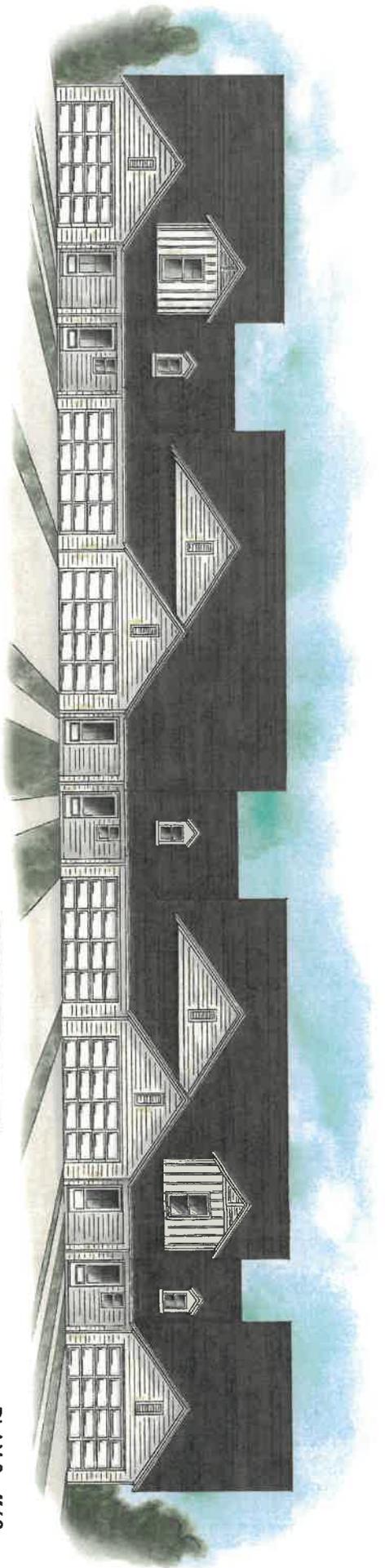
BY MILL CREEK



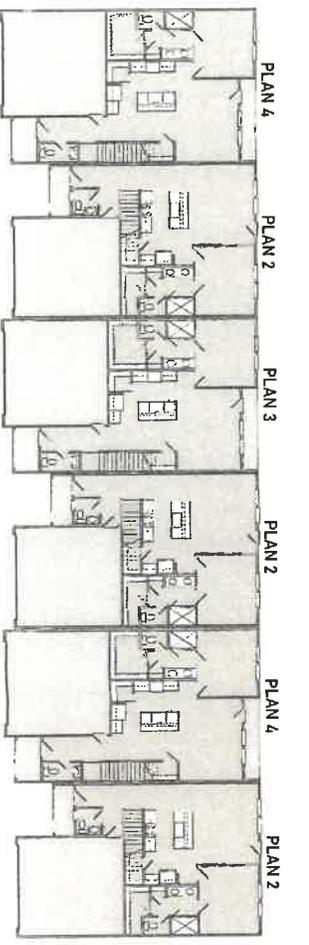
REAR ELEVATION

AMENITY BUILDING

BUILDING SF	2,403'
FRONT PORCH SF	367'
REAR PATIO SF	348'
BUILDING HEIGHT	29'

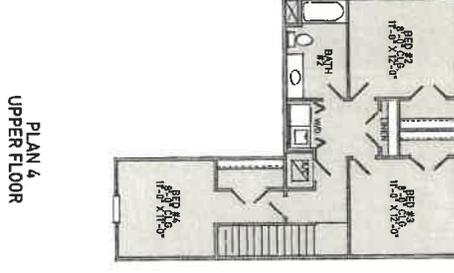
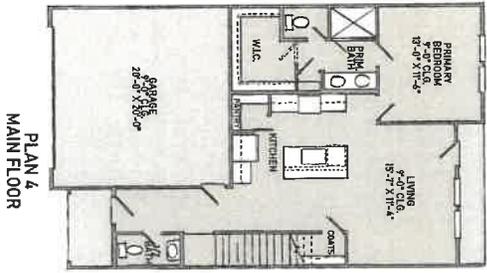
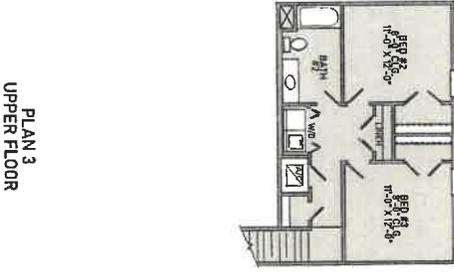
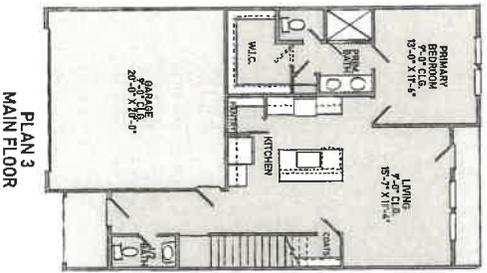
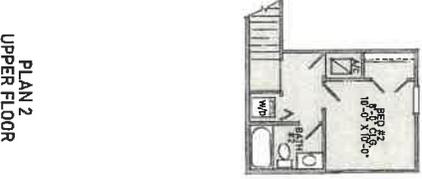
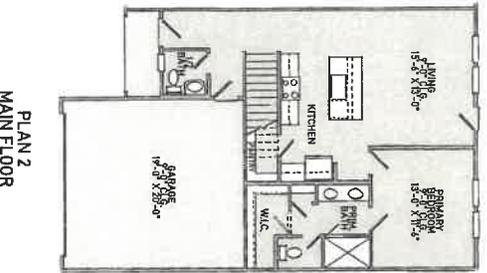
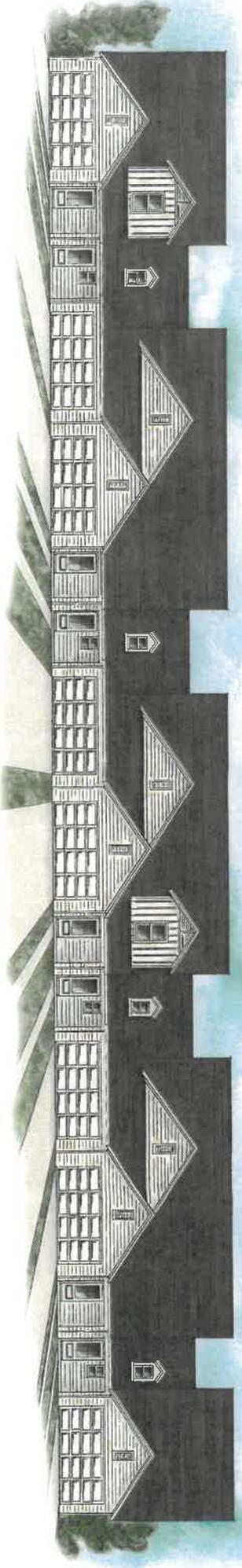


PLAN 2 - 1140	MAIN FLOOR SF	885
	UPPER FLOOR SF	255
	TOTAL LIVING SF	1140
	GARAGE SF	424
	PORCH SF	40
PLAN 3 - 1515	MAIN FLOOR SF	956
	UPPER FLOOR SF	559
	TOTAL LIVING SF	1515
	GARAGE SF	433
	PORCH SF	44
	PATIO SF	47
PLAN 4 - 1711	MAIN FLOOR SF	956
	UPPER FLOOR SF	755
	TOTAL LIVING SF	1711
	GARAGE SF	433
	PORCH SF	44
	PATIO SF	47



TOWNHOMES	6-PLEX
FRONT	30 UNITS
DEPTH	47'-SIDING

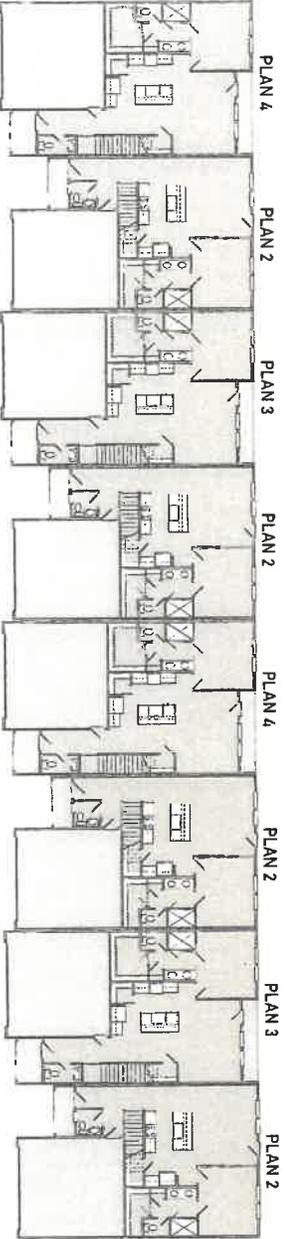
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AMAVI
 BY MILL CREEK



PLAN 2 - 1140
 MAIN FLOOR SF 885
 UPPER FLOOR SF 255
 TOTAL LIVING SF 1140
 GARAGE SF 424
 PORCH SF 40

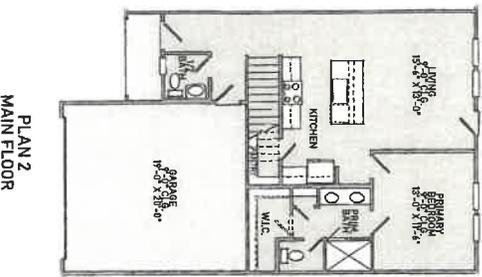
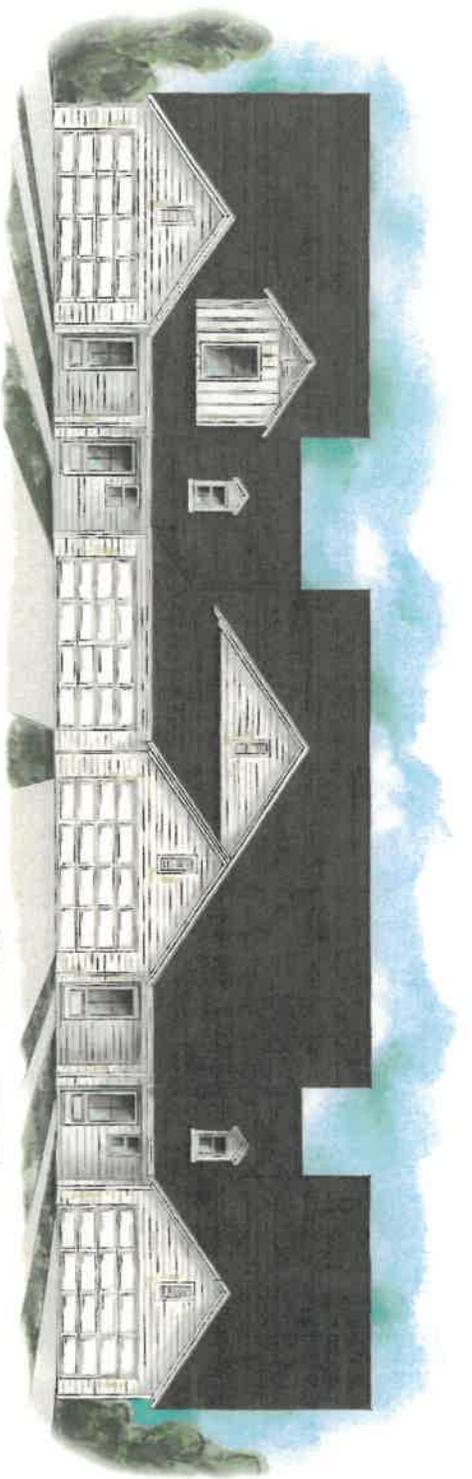
PLAN 3 - 1515
 MAIN FLOOR SF 956
 UPPER FLOOR SF 559
 TOTAL LIVING SF 1515
 GARAGE SF 433
 PORCH SF 44
 PATIO SF 47

PLAN 4 - 1711
 MAIN FLOOR SF 956
 UPPER FLOOR SF 755
 TOTAL LIVING SF 1711
 GARAGE SF 433
 PORCH SF 44
 PATIO SF 47

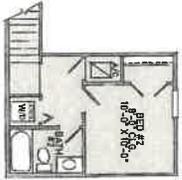


TOWNHOMES	8-PLEX
FRONT	30 UNITS
DEPTH	49' SIDING

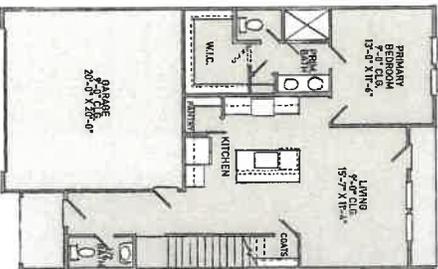
AMAVI
 BY MILL CREEK



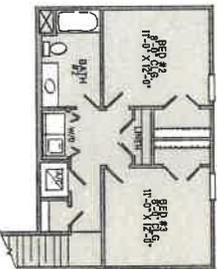
PLAN 2
MAIN FLOOR



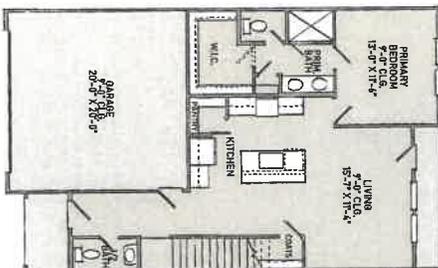
PLAN 2
UPPER FLOOR



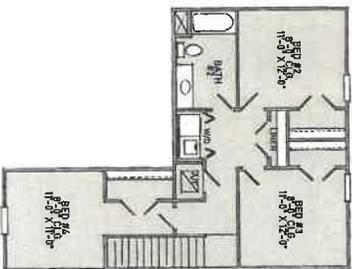
PLAN 3
MAIN FLOOR



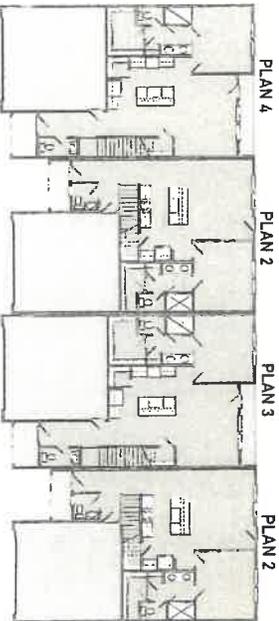
PLAN 3
UPPER FLOOR



PLAN 4
MAIN FLOOR



PLAN 4
UPPER FLOOR



TOWNHOMES		4--PLEX	
FRONT	39 UNITS		
DEPTH	49'-SIDING		

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AMAVI

BY MILL CREEK

PLAN 2 - 1140

MAIN FLOOR SF	885
UPPER FLOOR SF	255
TOTAL LIVING SF	1140
GARAGE SF	424
PORCH SF	40

PLAN 3 - 1515

MAIN FLOOR SF	956
UPPER FLOOR SF	559
TOTAL LIVING SF	1515
GARAGE SF	433
PORCH SF	44
PATIO SF	47

PLAN 4 - 1711

MAIN FLOOR SF	956
UPPER FLOOR SF	755
TOTAL LIVING SF	1711
GARAGE SF	433
PORCH SF	44
PATIO SF	47

MCD-1515



Elevation A



Elevation B



Elevation C

MCD-1140



Elevation A



Elevation B



Elevation 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.

Mill Creek Residential of Atlanta, GA requests a preliminary Concept Plan Review for a proposed future rezoning of 47.77+/- acres located on Strong Rock Parkway in Land Lots 169 of the 2nd District from PD (Planned Development) to PD (Planned Development with C-2 and RM-3 pods) for the purpose of developing a condominium community

3.

On the 28th day of November 2022, I, Brian posted a double-sided sign notification on the subject parcel advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 19th day of December at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. A photograph of the same is attached hereto as Exhibit "A" and incorporated herein by reference. The public hearing sign was posted at the following location:

1. Double-sided sign posted at 2:05 PM on the east side of Strong Rock Parkway on November 28, 2022.

FURTHER AFFIANT SAYETH NOT.

This 14th day of December 2022.

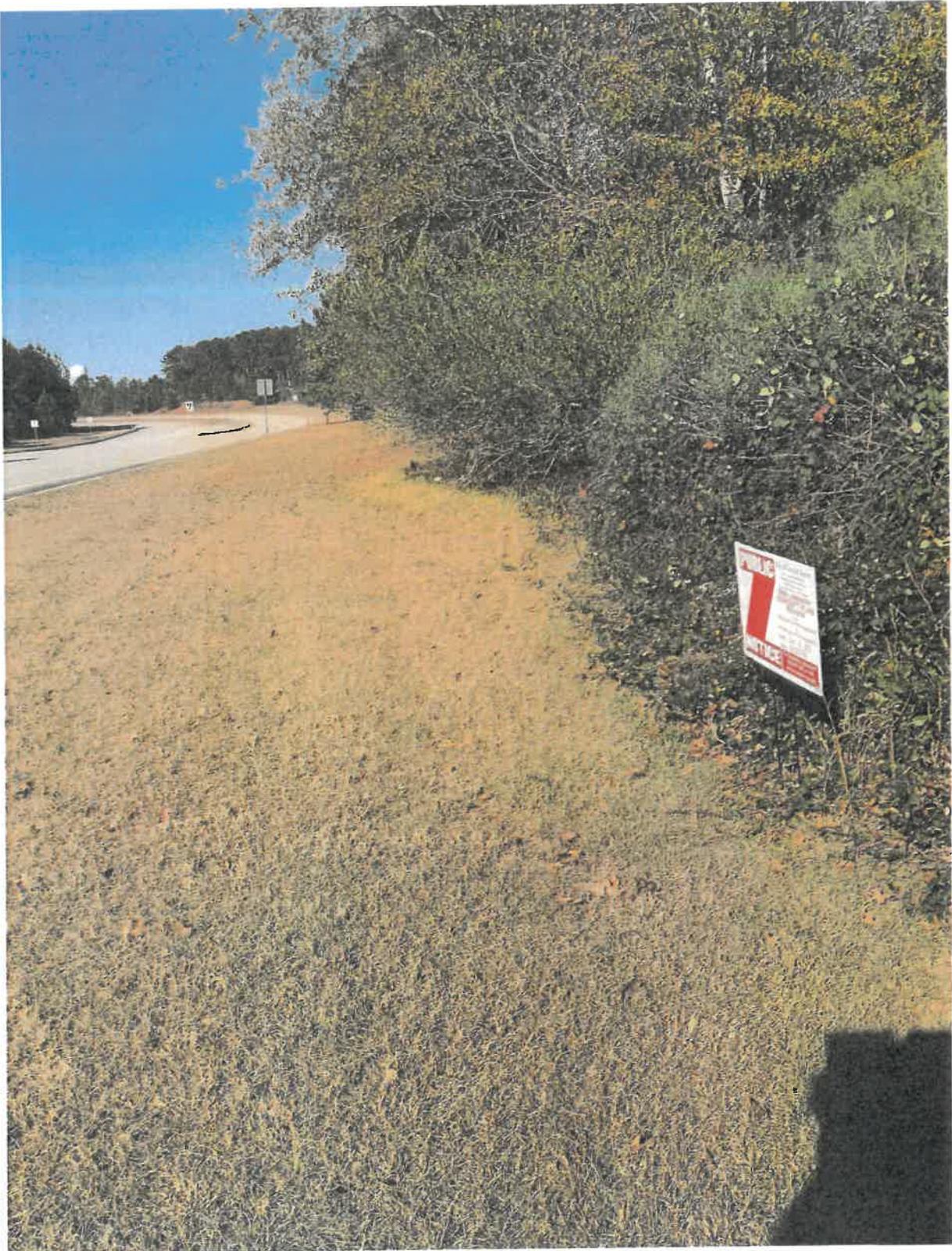

Affiant

Sworn and subscribed before me
this 14th day of December, 2022


Notary Public



Exhibit "A"



Henry Herald

38 Sloan Street
McDonough, Georgia 30253

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HENRY

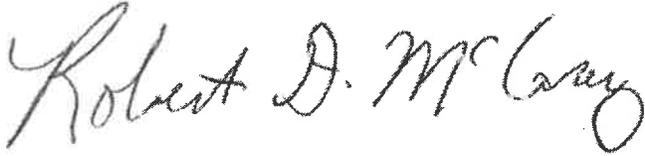
Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which published the Henry Herald, Published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication of legal advertisements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

Ad No.: **88236**

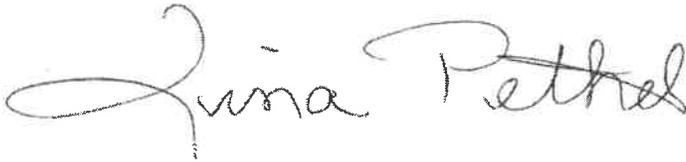
Name and File No.: **PUBLIC HEARING 12/19/22**

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

11/30/2022

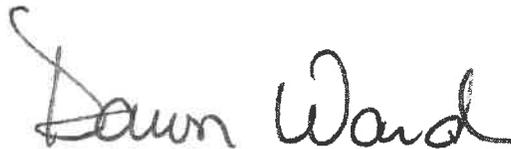
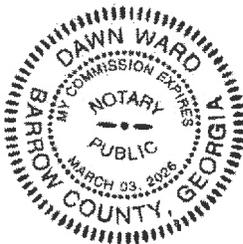


Robert D. McCray, SCNI Vice President of Sales and Marketing



By Tina Pethel
SCNI Controller

Sworn and subscribed to me 12/01/2022



Notary Public
My commission expires 03/03/2026

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

ORD-AM-22-11-01 A City-Initiated Ordinance Amendment to the Principal Land Use Table 17.04.041, to add "Tractor Trailer Truck and Oversized Vehicle Parking Lots" as a Conditional Use under the M-1 (Light Manufacturing) and M-2 (General Industrial) zoning districts.

ORD-AM-22-11-02 A City-Initiated Ordinance Amendment to the Parking Standards to add gravel parking provisions only for "Tractor Trailer Truck and Oversized Vehicle Parking Lots".

**PRELIMINARY CONCEPT
PLAN REVIEW**

Mill Creek Residential of Atlanta, GA requests a rezoning of 47.77 +/- acres located on Strong Rock Parkway in Land Lot 169 of the 2nd District from PD (Planned Development) to PD (Planned Development with C-2 and RM-3 pods) requiring a preliminary concept plan review.

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
88236-11/30/2022



Administration 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 Code to expand the definition of a commercial vehicle and to provide regulations for their parking and/or storage.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: November 26, 2022

Budget Item: No

Date Received: NA – City Initiated

Workshop Date: December 19, 2022
October 12, 2022 – Retreat

Meeting Date: January 2, 2023

Discussion:

As previously discussed at the 2022 October Retreat, these amendments to the *Code* will provide more detail to the definition of a commercial vehicle and will better assist Code Enforcement and PD when they receive calls about parked commercial vehicles by establishing clear regulations pertaining to commercial vehicles.

The amendments proposed for each section of the Code are indicated below in red:

Chapter 17.04 (3-7-22) DEFINITIONS: *Commercial vehicle* is a vehicle that requires a Commercial Driver's License or other specialist license to legally operate, or whose gross vehicle weight rating (GVWR) is over 26,000 pounds, or a trailer with a GVWR of over 10,000 pounds, including, but not limited to, commercial tractor-trailers, dump trucks,

wreckers, school buses and earth moving equipment. ~~Agricultural vehicles and equipment and school buses shall be excluded from this definition.~~

Chapter 17.04 (3-7-98) PARKING AND STORAGE OF COMMERCIAL VEHICLES:

Parking, storing or maintaining any commercial vehicle is prohibited in all residential zoning districts, including residentially-zoned properties containing public facilities, institutional care facilities, animal boarding, stables and riding academies, cemeteries, event facilities, and properties containing electrical substations or wireless communications facilities, except RA (Residential-Agricultural) properties five (5) acres or greater in size or properties containing religious facilities.

Chapter 17.04 (3-7-97) PARKING OR STORAGE OF MAJOR RECREATIONAL EQUIPMENT:

Recreational equipment, including boats and boat trailers, travel trailers, popup campers, pickup campers or coaches, motorized dwelling, motor coaches, tent trailers, and cases and boxes used for transporting recreational equipment, whether occupied by such equipment or not. Such major recreational equipment may be parked or stored in side yards or rear yards or in a carport or an enclosed building. Any storage of vehicles, equipment, or parts thereof within a side yard or a rear yard shall be fully concealed with a solid fence provided that any buffer requirements are met and there is no physical or visual obstruction of any public right-of-way, sidewalk or sight distance; provided, however, that such equipment may be parked anywhere on residential premises for a period not to exceed twenty-four (24) hours during loading or unloading. In the case of a corner lot, no vehicles may be parked or stored in the side yard on the street side of the lot. No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

Chapter 10.08.040 PARKING PROHIBITED

a. Commercial vehicles in residential areas

Parking of the following commercial vehicles shall be prohibited in all residential subdivisions and in all residential zoning districts, except as otherwise authorized: limousines, flat-bed trucks, dump trucks, septic pump trucks, tow trucks, bucket trucks, transport wreckers, vehicle carriers, cab-on-chassis trucks (cab only, bed pending) box trucks, tractor trailers, truck tractors without a trailer, semi-trailers without a truck tractor, buses, tanker vehicles, any vehicles that are carrying hazardous materials, any vehicles that require a Commercial Driver's License (CDL) or other specialist driver's license to legally operate, or any other substantially similar vehicle or equipment as determined by the City of Locust Grove Code Enforcement Officer or their designee.

b. Agricultural uses

Vehicles or equipment used exclusively for agricultural purposes, such as agricultural tractors, cultivators, harvesters, mechanical tree shakers, bush hogs, tree trimmers, plow/ploughs, destoners/stone pickers, tillers, manure spreaders, sprayers, grain carts, swathers, hay baler/bale

lifters/bale wrappers, hay rakes, grinders/mixers, or any other substantially similar vehicle or equipment, as determined by the City of Locust Grove Code Enforcement Officer or their designee, not within a subdivision and with a minimum of five (5) acres are permitted. Vehicles, equipment, or parts thereof shall be parked or stored within a side or rear yard or in a carport or other enclosed building.

- c. Commercial vehicle parking on residentially-zoned property containing non-residential uses.
Commercial vehicles shall be prohibited in all residentially-zoned properties that contain a non-residential use and/or structure, including, but not limited to; public parks, property containing institutional living and care facilities, animal boarding, stables and riding academies, cemeteries with or without crematoriums, event facilities, and properties containing electrical substations or wireless communication facilities.
- d. Parking or storing of commercial vehicles in non-residential areas.
Except as otherwise permitted, it shall be unlawful for any person to permit or cause any commercial vehicles to be parked, kept, or stored in any office/institutional (OI) or commercial zoning district unless:
- 1) The commercial vehicle is engaged in loading or unloading activity where the driver is present and in charge thereof.
 - 2) The vehicle is owned or is being used by, or in connection with, a permitted and licensed business located on the property.
 - 3) The operators of said vehicles are customers of a permitted and licensed business located on the property, and provided that said vehicles are parked within the lines of a designated paved, dust-free parking space clearly marked and posted for commercial vehicles.
 - 4) Where a commercial vehicle is parked in a parking lot located in an OI or commercial zoning district pursuant to above in subsection 1, such vehicles shall park only in areas designated and posted as loading zones and/or loading docks.
 - 5) Except as otherwise permitted, the use of parking spaces, parking lots, loading zones, or loading docks by operators of commercial vehicles for sleeping or parking overnight is strictly prohibited.
 - 6) The provisions of this subsection shall not apply to permitted and licensed vehicle and commercial vehicle rental, leasing or sales facilities operating and conducting business.
 - 7) Parking in hotel or motel parking lots
 - a) Commercial vehicles may be parked in the parking lots of permitted and licensed hotels and motels provided that the operators of said vehicles are registered guests of the hotel or motel staying overnight, and provided that said vehicles are parked within the lines of a

-
- designated paved, dust-free parking space clearly marked and posted for commercial uses.
- 8) Overnight parking, or storing of commercial vehicles in non-residential areas
 - a) Commercial vehicles may be parked overnight or for storage purposes only in industrial zoning districts (M-1 and M-2) where the parking or storing of commercial vehicles is accessory to the permitted and licensed principal use of the property for warehousing, storage and/or distribution purposes unless otherwise permitted by the City Council.
 - b) Overnight parking or storing of commercial vehicles on vacant OI, commercial or industrial property is prohibited.
 - 9) It is unlawful for the owner or operator of any commercial vehicle to park or allow vehicles to remain parked on the city streets, alleys and rights-of-way not otherwise permitted unless the specific areas have been posted by the city indicating that parking is authorized in that specific area.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 17 "ZONING", CHAPTER 17.04 "ZONING CODE ADOPTED", OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES BY AMENDING ARTICLE II ENTITLED "INTERPRETATION AND DEFINITIONS", SECTION 3-7-22 "DEFINITIONS" UNDER THE TERM FOR "COMMERCIAL VEHICLE" TO EXPAND THE MEANING OF THE TERM TO INCLUDE ADDITIONAL VEHICLE CLASSES; TO AMEND SECTION 3-7-98 "PARKING AND STORAGE OF COMMERCIAL VEHICLES"; TO AMEND SECTION 3-7-97 "PARKING AND STORAGE OF MAJOR RECREATIONAL EQUIPMENT"; TO AMEND SECTION 10.08.040 "PARKING PROHIBITED"; TO ADD REGULATIONS PERTAINING TO COMMERCIAL VEHICLES; TO PROVIDE FOR APPLICABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Chapter 17.04 of the Code of Ordinances of the City of Locust Grove is hereby amended by expanding the definition for "Commercial Vehicle" found in *Section 17.04.010 (3-7-22) Definitions* to read as follows:

Commercial Vehicle - a vehicle that requires a Commercial Driver's License or other specialist license to operate, or whose gross vehicle weight rating (GVWR) is over 26,000 pounds, or a trailer with a GVWR of over 10,000 pounds, including, but not limited to, commercial tractor-trailers, dump trucks, wreckers, school buses and earth moving equipment.

SECTION 2. Chapter 17.04 of the Code of Ordinances of the City of Locust Grove is hereby amended by revising *Section 17.04.010 (3-7-98) Parking and Storage of Commercial Vehicles* to read as follows:

Parking, storing or maintaining any commercial vehicle is prohibited in all residential zoning districts, including residentially-zoned properties containing public facilities, institutional care facilities, animal boarding, stables and riding academies, cemeteries, event facilities, and properties containing electrical substations or wireless communications facilities, except RA (residential-agricultural) properties greater than five (5) acres in size or properties containing religious facilities.

SECTION 4. Chapter 17.04 of the Code of Ordinances of the City of Locust Grove is hereby amended by revising *Section 17.04.010 (3-7-97) Parking and Storing of Major Recreational Equipment* to read as follows:

Recreational equipment, including boats and boat trailers, travel trailers, popup campers, pickup campers or coaches, motorized dwelling, motor coaches, tent trailers, and cases and boxes used for transporting recreational equipment, whether occupied by such equipment or not. Such major recreational equipment may be parked or stored in side yards or rear yards or in a carport or enclosed building. Any storage of vehicles, equipment, or parts thereof within a side yard or a rear yard shall be fully concealed with a solid fence provided that any buffer requirements are met and there is no physical or visual obstruction of any public right-of-way, sidewalk or sight distance; provided, however, that such equipment may be parked anywhere on residential premises for a period not to exceed twenty-four (24) hours during loading or unloading. In the case of a corner lot, no vehicles may be parked or stored in the side yard on the street side of the lot. No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

SECTION 5. Chapter 17.04 of the Code of Ordinances of the City of Locust Grove is hereby amended by revising *Section 10.08.040 Parking Prohibited* to read as follows:

a. Commercial vehicles in residential areas

Parking of the following commercial vehicles shall be prohibited in all residential subdivisions and in all residential zoning districts, except as otherwise authorized: limousines, flat-bed trucks, dump trucks, septic pump trucks, tow trucks, bucket trucks, transport wreckers, vehicle carriers, cab-on-chassis trucks (cab only, bed pending) box trucks, tractor trailers, truck tractors without a trailer, semi trailers without a truck tractor, buses, tanker vehicles, any vehicles that are carrying hazardous materials, any vehicles that require a Commercial Driver's License (CDL) or other specialist driver's license to legally operate, or any other substantially similar vehicle or equipment as determined by the City of Locust Grove Code Enforcement Officer or their designee.

b. Agricultural uses

Vehicles or equipment used exclusively for agricultural purposes, such as agricultural tractors, cultivators, harvesters, mechanical tree shakers, bush hogs, tree trimmers, plow/ploughs, destoners/stone pickers, tillers, manure spreaders, sprayers, grain carts, swathers, hay baler/bale lifters/bale wrappers, hay rakes, grinders/mixers, or any other substantially similar vehicle or equipment, as determined by the City of Locust Grove Code Enforcement Officer or their designee, not within a subdivision and with a minimum of three (3) acres are permitted. Vehicles, equipment, or parts thereof shall be parked or stored within a side or rear yard or in a carport or other enclosed building.

c. Commercial vehicle parking on residentially-zoned property containing non-residential uses.

Commercial vehicles shall be prohibited in all residentially-zoned properties that contain a non-residential use and/or structure, including, but not limited to; public parks, property containing institutional living and care facilities, animal boarding, stables and riding academies, cemeteries with or without crematoriums, event facilities, religious facilities, and properties containing electrical substations or wireless communication facilities.

d. Parking or storing of commercial vehicles in non-residential areas.

Except as otherwise permitted, it shall be unlawful for any person to permit or cause any commercial vehicles to be parked, kept, or stored in any office/institutional (OI) or commercial zoning district unless:

- 1) The commercial vehicle is engaged in loading or unloading activity where the driver is present and in charge thereof.*
- 2) The vehicle is owned or is being used by, or in connection with, a permitted and licensed business located on the property.*

- 3) *The operators of said vehicles are customers of a permitted and licensed business located on the property, and provided that said vehicles are parked within the lines of a designated paved, dust-free parking space clearly marked and posted for commercial vehicles.*
- 4) *Where a commercial vehicle is parked in a parking lot located in an OI or commercial zoning district pursuant to above in subsection 1, such vehicles shall park only in areas designated and posted as loading zones and/or loading docks.*
- 5) *Except as otherwise permitted, the use of parking spaces, parking lots, loading zones, or loading docks by operators of commercial vehicles for sleeping or parking overnight is strictly prohibited.*
- 6) *The provisions of this subsection shall not apply to permitted and licensed vehicle and commercial vehicle rental, leasing or sales facilities operating and conducting business.*
- 7) *Parking in hotel or motel parking lots*
 - a) *Commercial vehicles may be parked in the parking lots of permitted and licensed hotels and motels provided that the operators of said vehicles are registered guests of the hotel or motel staying overnight, and provided that said vehicles are parked within the lines of a designated paved, dust-free parking space clearly marked and posted for commercial uses.*
- 8) *Overnight parking, or storing of commercial vehicles in non-residential areas*
 - a) *Commercial vehicles may be parked overnight or for storage purposes only in industrial zoning districts (M-1 and M-2) where the parking or storing of commercial vehicles is accessory to the permitted and licensed principal use of the property for warehousing, storage and/or distribution purposes unless otherwise permitted by the City Council.*

b) Overnight parking or storing of commercial vehicles on vacant OI, commercial or industrial property is prohibited.

9) It is unlawful for the owner or operator of any commercial vehicle to park or allow vehicles to remain parked on the city streets, alleys and rights-of-way not otherwise permitted unless the specific areas have been posted by the city indicating that parking is authorized in that specific area.

SECTION 6. Applicability. This ordinance shall apply to all commercial vehicles located within the city limits of the City of Locust Grove.

SECTION 3. Codification. This ordinance shall be codified in a manner consistent with the laws of the State of Georgia.

SECTION 4. Severability. If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

- A. It is hereby declared to be the intention of the City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- B. It is hereby declared to be the intention of the City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other Section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the City Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other Section, paragraph, sentence, clause or phrase of this Ordinance.

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

SECTION 5. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6. Effective Date.

This ordinance shall become effective immediately upon adoption.

SO ORDAINED this 2nd day of January 2023.

CITY OF LOCUST GROVE, GEORGIA

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney



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 Title 15 of the City of Locust Grove Municipal Code, adding Chapter 15.46, *Parking Standards*, including provisions for gravel parking for “Tractor Trailer Truck and Oversized Vehicle Parking Lots”.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: November 30, 2022

Budget Item: No

Date Received: N/A

Workshop Date: December 19, 2022

Regular Meeting Date: January 2, 2022

Discussion:

Proposed city-initiated ordinance amendment to allow gravel parking surfaces for **n** tractor-trailer truck and oversized vehicle parking lots over 5 acres in the M-1 and M-2 zoning districts with an approved Conditional Use granted by the Locust Grove City Council.

Recommendation:

Staff recommends APPROVAL.

ORDINANCE NO. _____

TO AMEND TITLE 15, OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES FOR BUILDINGS AND CONSTRUCTION REGULATIONS; TO AMEND FOR REFERENCE CERTAIN DEVELOPMENT STANDARDS; TO PROVIDE FOR APPLICABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Title 15, Buildings and Construction, of the City of Locust Grove Municipal Code, is hereby amended by adding new Chapter 15.46 entitled “Parking Standards”, with the following: [see attached ordinance Chapter 15.46]

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

SECTION 3. Severability.

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

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

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

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

SECTION 5. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Locust Grove.

SO ORDAINED this 2nd day of January 2023.

Robert S. Price, Mayor

ATTEST:

Misty Spurling, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

Chapter 15.46 - PARKING STANDARDS

15.46.010 - General provisions.

- (a) It is the intent of this chapter that all buildings, structures and uses of land shall provide off-street parking and loading space in an amount sufficient to meet the needs caused by the building or use of land and that such parking and loading spaces be so oriented that they are in fact readily usable for such purposes.
- (b) Except as provided in this article, no application for a building permit shall be approved unless there is included with the plan for such building, improvements or use, a plot plan showing the required space reserved for off-street parking and service purposes. Occupancy shall not be allowed unless the required off-street parking and service facilities have been provided in accordance with those shown on the approved plan.
- (c) Each use of land and each building or structure hereafter constructed or established, and each addition to a structure shall provide off-street parking and loading according to the standards set forth herein. When an addition is made to a building containing less than the required parking or loading requirements, a conforming amount of parking or loading shall be supplied based upon the size of the addition. Off-street parking spaces shall not be reduced below the minimum required number for the use or facility to which they are assigned.
- (d) Two (2) or more neighboring uses, of the same or different types, may provide joint facilities, provided that the number of off-street parking spaces are not less than the sum of the individual requirements.
- (e) No addition to an existing building shall be constructed which reduces the number of spaces, area or usability of existing parking or loading space unless such building and its addition conform with the regulations for parking and loading contained herein.
- (f) Parking spaces for the handicapped shall be required. Existing uses providing off-street parking shall have twelve (12) months from date of adoption of this chapter to comply with handicapped parking requirements. New uses providing off-street parking shall incorporate handicapped spaces into the design of parking facilities.
- (g) When multiple uses occupy a building, the parking and loading requirement shall be met by determining the percentage of the total building area devoted to each type of use and then applying the appropriate requirements by use.
- (h) Up to twenty (20) percent of the total parking spaces required may be used for the parking of the compact cars, provided that all such spaces are labelled as such on the ground.

15.46.020 - Parking and loading requirements.

The following table depicts the minimum number of off-street parking spaces and loading stalls required by type of permitted use:

PARKING AND LOADING SPACES REQUIRED

TABLE INSET:

<i>Use</i>	<i>Parking</i>	<i>Loading</i>
<i>Apartments and other multiple-family uses</i>	<i>2 per unit</i>	<i>None</i>
<i>Auditorium, stadium, assembly hall, gymnasium, theatre, or community recreation center</i>	<i>(a) 1 space per 4 fixed seats in largest assembly room or area; or</i>	
	<i>(b) 1 space for each 40 square feet of floor area available for the accommodation of moveable seats in the largest assembly room; or</i>	
	<i>(c) 1 space per 150 square feet of gross floor areas;</i>	
	<i>whichever is greater.</i>	
<i>Automotive or machinery sales and service garages</i>	<i>1 for each 400 square feet of gross floor area, plus 1 for each employee</i>	<i>1 for each 5,000 square feet of gross area</i>
<i>Banks, professional and general offices</i>	<i>1 for each 300 square feet of floor area</i>	<i>None</i>
<i>Beauty and barber shops</i>	<i>3 for each operator</i>	<i>None</i>
<i>Boarding or rooming house</i>	<i>2 for up to 2 bedrooms, plus 1 for each additional bedroom</i>	<i>None</i>
<i>Churches</i>	<i>1 space for each 3 seats in main assembly area</i>	<i>None</i>
<i>Duplexes</i>	<i>2 per dwelling unit</i>	<i>None</i>
<i>Fraternity or sorority houses</i>	<i>2 for up to 2 bedrooms, plus 1 for each additional bedroom</i>	<i>None</i>
<i>Funeral homes and mortuaries</i>	<i>1 for each 3 seats in chapel, or 1 per 50 square feet of public area, whichever is greater</i>	<i>1 for each hearse, ambulance or other non-passenger vehicle</i>
<i>Furniture and appliances</i>	<i>1 per each 500 square feet of space</i>	<i>1 for first 5,000 square feet, plus 1 for each additional 20,000 square feet or fraction thereof</i>
<i>Gasoline service stations</i>	<i>2 spaces per gas pump, plus 3 spaces for each service bay or similar facility, plus 1 space for each attendant</i>	<i>None</i>
<i>Hospitals, group homes, and rest homes</i>	<i>1 for each 3 beds, plus 1 space for each staff member, plus 1 space for each employee on the largest shift</i>	<i>1 space for the first 5,000 square feet of floor area, plus 1 additional [for each additional] 50,000 square feet or fraction thereof</i>

<i>Hotels and motels</i>	<i>1 per unit, plus 1 per 2 employees on the same shift</i>	<i>1 space for the first 5,000 square feet of floor area, plus 1 for each additional 50,000 square feet or fraction thereof</i>
<i>Libraries, museums and similar uses</i>	<i>1 space for each 400 square feet of gross space to which the public has access</i>	<i>1 space for the first 5,000 square feet of gross floor area, plus 1 additional [for each addition] 30,000 sq. ft. or fraction thereof.</i>
<i>Manufacturing, freight terminals</i>	<i>4 spaces per each 10,000 square feet or major fraction thereof, plus 1 space for each employee on the largest shift</i>	<i>Sufficient to allow for complete off-street loading but in no event less than required herein for a warehouse</i>
<i>Medical and dental offices</i>	<i>6 spaces per practitioner</i>	<i>None</i>
<i>Mobile home parks</i>	<i>2 spaces per unit</i>	<i>None</i>
<i>Places of public assembly or amusement without fixed seats</i>	<i>1 space for each 200 square feet of floor space devoted to public use</i>	<i>None</i>
<i>Places of public assembly (buildings including theatres)</i>	<i>1 space per each 3 seats in main assembly area, or 1 space for each 50 square feet where fixed seats are not provided</i>	<i>None</i>
<i>Personal service establishment</i>	<i>1 space for each 200 square feet of gross floor area, but not less than 2 spaces for each employee</i>	<i>None</i>
<i>Real estate sales office</i>	<i>2 for first 200 square feet, plus 1 for each 100 square feet of office and public space</i>	<i>None</i>
<i>Restaurants and taverns</i>	<i>1 per each 3 seats, plus 1 for each employee on the largest shift</i>	<i>One</i>
<i>Retail stores</i>	<i>1 per each 200 square feet of gross sales space</i>	<i>1 for first 5,000 square feet, plus 1 for each additional 30,000 square feet or fraction thereof</i>
<i>Schools</i>	<i>1 space for each teacher and employee, plus 1 space for each 100 square feet of seating space in auditoriums; for senior high schools and colleges where students drive to and from school, there shall be an additional requirement of 1 space for each 10 students for which the school was designed</i>	<i>None</i>

<i>Shopping centers</i>	<i>5 spaces per 1,000 square feet of gross floor [space] up to 800,000 square feet; 4.5 spaces per 1,000 square feet of gross floor space over 800,000 square feet</i>	<i>1 for the first 5,000 square [feet], plus 1 for each additional 50,000 square feet or fraction thereof</i>
<i>Single-family residences</i>	<i>2 spaces</i>	<i>None</i>
<i>Small item repair</i>	<i>1 space for each 200 square feet of gross floor area</i>	<i>None</i>
<i>Swimming pool</i>	<i>1 space for every 200 square feet of water service area, plus requirements for additional uses in association with the establishment such as a restaurant, etc.</i>	<i>None</i>
<i>Warehouses</i>	<i>4 spaces for the first 5,000 square feet of gross floor area, plus 1 additional space for each 5,000 square feet or fraction thereof, plus 1 [space] for each full-time employee</i>	<i>2 spaces for the first 5,000 square feet of gross floor space, [plus 1 space] for each additional 10,000 square feet or fraction thereof</i>
<i>Wholesale stores</i>	<i>1 space for each 400 square feet of gross floor area, plus 1 [space] for each full-time employee</i>	<i>1 space for the first 6,000 square feet of gross floor area, plus 1 space for each additional 20,000 square feet or fraction thereof</i>

For any uses not listed, the planning staff shall determine the proper requirement by classifying the proposed use among the uses specified herein as to assure equal treatment. In making any such determination, the planning staff shall follow the principles set forth in the statement of purpose at the beginning of this article.

15.46.030 - Handicapped parking requirements.

Handicapped spaces shall be provided in accordance with the following scale:

TABLE INSET:

<i>Total Parking Requirements</i>	<i>Handicapped Spaces Required</i>
<i>Up to 25</i>	<i>1</i>
<i>26--50</i>	<i>2</i>
<i>51-75</i>	<i>3</i>
<i>76-100</i>	<i>4</i>
<i>101-150</i>	<i>5</i>
<i>151-0</i>	<i>6</i>
<i>201-300</i>	<i>7</i>

301-400	8
401-500	9
501 +	2% of total required

15.46.040 - Design criteria and standards.

Off-street parking and loading areas, spaces and stalls are to be designed to conform to the following criteria and standards.

(1) All multiple-family, commercial and industrial uses shall provide a paved, dust-free surface. The use of approved "porous pavement" is encouraged, provided such paving is approved for use by the Community Development Director. If these facilities are to be used at night, proper illumination shall be provided for the safety of pedestrians, vehicles and for security purposes. Lighting shall be designed so as not to reflect onto or cause glare in any adjacent residential district. Driveways serving single-family and duplex residences shall be paved for the entire width of the public right-of-way.

(2) Each off-street parking space shall be clearly marked, and directional arrows or signs shall be provided wherever necessary. Markers, directional arrows, and signs shall be properly maintained so as to ensure their maximum efficiency.

(3) All off-street parking, loading, and service areas shall be drained so as to prevent damage to abutting properties and/or public streets and shall be constructed of materials which will assure a surface resistant to erosion. All such areas shall be at all times maintained at the expense of the owners thereof in a clean, orderly, and dust-free condition to the extent that it does not create a nuisance.

(4) All off-street parking, loading, and service areas shall be separated from walkways, sidewalks, and streets by curbing or other suitable protective device.

(5) The following design standards shall be used to achieve compliance with parking provisions of this chapter. These requirements are summarized in the accompanying table.

a. Each full-size automobile parking space shall not be less than eight and one-half (8 1/2) feet wide and twenty (20) feet deep. Compact car spaces shall not be less than eight (8) feet wide and seventeen (17) feet deep. Parallel spaces for the handicapped adjacent to a walk shall be a minimum of twelve (12) feet six (6) inches in width by twenty-four (24) feet in length. If a walk is at an elevation of the parking space a 1:6 ramp shall be provided up to the walk. For ninety-degree or angled spaces, the minimum width of a handicapped stall shall be nine (9) feet. An aisle, having a width of not less than three (3) feet six (6) inches, shall be provided between each stall.

b. Handicapped spaces shall be marked on the pavement and by appropriate signage, both markings to use the universally accepted "Handicapped" symbol. Handicapped spaces shall be located in closest proximity to major building entrances, but in no event shall such spaces be more than one hundred (100) feet from an entrance.

c. There shall be provided adequate interior driveways to connect each parking space with a public right-of-way. Interior driveways shall be at least twenty-four (24) feet wide where used with ninety-degree angle parking, at least eighteen (18) feet wide where used with sixty-degree angle parking, at least

twelve (12) feet wide where used with forty-five-degree angle parking, and at least twelve (12) feet wide where used with parallel parking, or where there is no parking, interior driveways shall be at least twelve (12) feet wide for one-way traffic movement and at least twenty-four (24) feet wide for two-way traffic movement.

- (6) The following are the design requirements for off-street loading stalls:
- a. Each loading stall shall be a minimum of ten (10) feet in width and thirty (30) feet in length with fourteen (14) feet of overhead clearance, except that for wholesale and industrial uses loading stalls shall be a minimum of ten (10) feet wide and fifty (50) feet in length.
 - b. All off-street loading stalls shall have access from a public street.
 - c. All off-street loading stalls and access shall be provided with a paved, dust-free surface. If loading stalls are to be used at night, they shall be properly illuminated for the safety of pedestrians, vehicles and for security. Lighting shall be designed to preclude light spill into adjacent properties.
 - d. Loading stalls are not to hinder movement of pedestrians or vehicles over a street, sidewalk or alley, or to and from an off-street parking area.

15.46.050 - Curb cut requirements and design standards.

Within any zoning district where the lowering or cutting away of any curbs for purposes of ingress and egress is required, such curb cut shall be subject to the following provisions:

- (1) No more than two (2) combined entrances and exits shall be allowed any parcel of property, the frontage of which is less than two hundred (200) feet on any one (1) street. Additional entrances or exits for parcels of property having a frontage in excess of two hundred (200) feet shall be permitted after showing of actual requirements of convenience and necessity and upon approval of the planning commission. Where frontage is fifty (50) feet or less, only one (1) combined entrance-exit shall be permitted.
- (2) At street intersections, no curb cut shall be located within fifty (50) feet of the intersections of two (2) curb lines or such lines extended, or within fifteen (15) feet of the intersection of two (2) property lines extended, whichever is least restrictive. When a culvert is required, it must be approved by the Community Development Director.
- (3) The distance between any two (2) curb cuts on the same side of the street and located on one (1) property shall be not less than ten (10) feet. Said distance shall be measured between the points of tangency of the curb return radii and the established curb line of the abutting street.
- (4) All driveways shall be constructed so as to be at least two (2) feet from any property line.
- (5) The maximum width of any driveway shall not exceed forty (40) feet measured at the right-of-way line.
- (6) The maximum width of any curb cut including curb returns shall not exceed fifty (50) feet, except that a bona fide truck stop may exceed the maximum figure as determined by the zoning administrator.
- (7) The sum of the two (2) curb return radii for anyone (1) curb cut shall not exceed fifteen (15) feet.

15.46.060 - Gravel Parking Provisions

- (1) Within the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zoning districts, only, "Tractor Trailer Truck and Oversized Vehicle Parking Lots" are permitted on lots 5 acres or larger with an approved Conditional Use granted by the City of Locust City Council.



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

Phone: (770) 957-5043
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Item Coversheet

Item: An Ordinance to amend the Principal Land Use Table 17.04.041 to add “Tractor-Trailer Truck and Oversized Vehicle Parking Lots” as a Conditional Use under the M-1 (Light Manufacturing) and M-2 (General Industrial)

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: November 30, 2022

Budget Item: No

Date Received: N/A

Workshop Date: December 19, 2022

Regular Meeting Date: January 2, 2022

Discussion:

A City-initiated Ordinance Amendment to the Principal Land Use Table 17.04.041 to add “Tractor-Trailer Truck and Oversized Vehicle Parking Lots” under the M-1 (Light Manufacturing) and M-2 (General Industrial) with an approved Conditional Use granted by the Locust Grove City Council.

Recommendation:

Staff recommends APPROVAL.

ORDINANCE NO. _____

TO AMEND TITLE 17, CHAPTER 17.04.00 OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES FOR ZONING REGULATIONS; TO AMEND FOR REFERENCE CERTAIN DEVELOPMENT STANDARDS; TO PROVIDE FOR APPLICABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Chapter 17, Zoning Ordinance, of the City of Locust Grove Municipal Code, adding Table 17.04.041, Principal Uses Allowed in Each Zoning District coupled with NAICS (North American Industry Classification System) codes is hereby amended by striking conflicting sections in their entirety and replacing with the following: [see attached ordinance Section 17.04.041]

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

SECTION 3. Severability.

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

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

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

law, all remaining Sections, paragraphs, sentences, clauses, or phrases of the Ordinance shall remain valid, constitutional, enforceable and of full force and effect.

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

SECTION 5. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Locust Grove.

SO ORDAINED this 2nd day of January 2023.

Robert S. Price, Mayor

ATTEST:

Misty Spurling, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

NAICS Code:	Principal Uses	RA	R-1	R-2	R-3	RMH	PD	RD	RM 1-3	PR-4	PR-5	O-1	C-1	C-2	C-3	M-1	M-2
	Conventional Subdivision with Public Streets			P	P												
	Private Street Subdivision	P	P	P	P												
	Open Space Subdivision	P	P	P	P												
	Master Planned Development						P										
	Administrative and Professional Offices:																
55	Corporate Management Offices												P	P	P		
5111	Newspaper, Periodical, Book, and Database Publishers											P	P	P	P	P	
5112	Software Publishers											P	P	P	P	P	
51223	Music Publishers											P	P	P	P	P	
51419 1	On-Line Information Services											P	P	P	P	P	
5222	Credit Card Issuing and Sales Financing, except Pawnshops											P	P	P	P	P	
52231	Mortgage and Nonmortgage Loan Brokers											P	P	P	P	P	
52232	Financial Transactions Processing, Reserve, and Clearinghouse Activities											P	P	P	P	P	
52239	Mortgage Servicing and Other Activities Related to Credit Intermediation											P	P	P	P	P	
523	Financial Investments and Related Activities, such as Portfolio Management and Investment Advice, and Securities and Commodity Brokerages.											P	P	P	P	P	
5241	Insurance Carriers											P	P	P	P	P	
525	Funds, Trusts, and Other Financial Vehicles											P	P	P	P	P	
4541	Electronic Shopping and Mail-Order Houses												P	P	P	P	

NAICS Code:	Principal Uses	RA	R-1	R-2	R-3	RMH	PD	RD	RM 1-3	PR-4	PR-5	O-I	C-1	C-2	C-3	M-1	M-2
4543	Direct Selling Establishments, except Fuel Dealers											P	P	P	P	P	
5411	Lawyers, Notaries and Other Legal Services											P	P	P	P	P	
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services											P	P	P	P	P	
5413	Architectural, Engineering, Surveying and Related Services											P	P	P	P	P	
5414	Interior Design, Graphic Design and other Specialized Design Services											P	P	P	P	P	
54143	Art Studio											P	P	P	P	P	
5416	Management, Scientific, and Technical Consulting Services, including Executive Search and Management Consulting											P	P	P	P	P	
54171	Research and Development in the Physical, Engineering, and Life Sciences											P	P	P	P	P	
54172	Research and Development in the Social Sciences and Humanities											P	P	P	P	P	
6211	Medical Offices of Physicians											P	P	P	P		
6212	Medical Offices of Dentists											P	P	P	P		
6213	Medical Offices of Health Specialists											P	P	P	P		
621498	Clinic											P	P	P	P		
6215	Medical and Diagnostic Laboratories											P	P	P	P	P	
54194	Veterinary Services, including Animal Hospitals												P	P	P		
7113	Promoters of Performing Arts, Sports, and Similar Events											P	P	P	P	P	
7114	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures											P	P	P	P	P	

NAICS Code:	Principal Uses	RA	R-1	R-2	R-3	RMH	PD	RD	RM 1-3	PR-4	PR-5	O-I	C-1	C-2	C-3	M-1	M-2
	Commercial Services:																
	Finance, Insurance and Real Estate Services:																
5221	Banks, Credit Unions and Savings Institutions											P	P	P	P	P	
5242	Insurance Agencies, Brokerages, and Other Insurance Related Activities											P	P	P	P	P	
531	Real Estate Office											P	P	P	P	P	
	Temporary Office for a Development	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Day care Services:																
6244	Day care Center (more than 18 persons in care)											P	P	P	P		
6244	Group Day care Home (18 or fewer persons in care)											P					
	Transient Lodging:																
7211	Hotels and Motels													P	P		
72119 1	Bed-and-Breakfast Inns											CU	P	P	P		
7212	RV (Recreational Vehicle) Parks and Recreational Camps					P											
8111	Automotive Repair and Maintenance:																
81111 1	General Automotive Repair													P	P	P	
81111 2	Automotive Exhaust System Repair													P	P	P	
81111 3	Automotive Transmission Repair													P	P	P	
81112 1	Automotive Body, Paint, and Interior Repair and Maintenance													P	P	P	

NAICS Code:	Principal Uses	RA	R-1	R-2	R-3	RMH	PD	RD	RM 1-3	PR-4	PR-5	O-I	C-1	C-2	C-3	M-1	M-2
81112 2	Automotive Glass Replacement Shops													P	P	P	
81119 1	Automotive Oil Change and Lubrication Shops													P	P	P	
81119 2	Car Washes												P	P		P	
	Other Repair and Maintenance Services:																
8112	Electronic and Precision Equipment Repair and Maintenance													P	P	P	
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic, and Welding Shops) Repair and Maintenance														P	P	P
81131 0	Welding Shop														P	P	P
81141 1	Home and Garden Equipment Repair and Maintenance													P	P	P	
81141 2	Home Appliance Repair and Maintenance													P	P	P	
81142	Reupholstery and Furniture Repair and Maintenance													P	P	P	
81143	Shoes and Leather Goods Repair and Maintenance												P	P	P	P	
81149	Personal and Household Goods, including jewelry, garments, watches, musical instruments and bicycles Repair and Maintenance												P	P	P	P	
8121	Personal Care Services:																
81211 1	Barber Shops												P	P	P	P	
81211 2	Beauty Salons												P	P	P	P	

NAICS Code:	Principal Uses	RA	R-1	R-2	R-3	RMH	PD	RD	RM 1-3	PR-4	PR-5	O-I	C-1	C-2	C-3	M-1	M-2
812113	Nail Salons												P	P	P		
812191	Diet and Weight Reducing Centers												P	P	P		
812199	Personal Care Services not listed above												P	P	P		
8123	Drycleaning and Laundry Services:																
81231	Coin-Operated Laundries and Drycleaners												P	P	P		
81232	Drycleaning and Laundry Drop-Off Station												P	P	P		
81232	Drycleaning and Laundry Services (except Coin-Operated)													P	P	P	P
812331	Linen and Uniform Supply													P	P	P	P
812332	Industrial Launderers															P	P
	Health Related Services:																
6216	Home Health Care Services											P	P	P	P	P	
621910	Ambulance Services													P	P	P	
621991	Blood and Organ Banks													P	P	P	
	Other Personal Services:																
7223	Caterers and Other Special Food Services													P	P	P	
81221	Funeral Homes and Funeral Services													P	P	P	
81291	Pet Care, Grooming, Training, Pet Sitting, and Boarding (except Veterinary Services and Dog Kennels)	CU											P	P	P	P	
812910	Dog Kennel	CU												P	P		

NAICS Code:	Principal Uses	RA	R-1	R-2	R-3	RMH	PD	RD	RM 1-3	PR-4	PR-5	O-I	C-1	C-2	C-3	M-1	M-2
81292 1	Photofinishing Laboratories (except One-Hour)													P	P	P	P
81292 2	Photofinishing, One-Hour												P	P	P	P	P
81293	Automobile Parking Lots and Garages														P	P	P
81299	Personal Services not listed above												P	P	P	P	
532	Rental and Leasing Services:																
53211	Passenger Car Rental and Leasing														P		
53212	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing														P	P	
53221	Consumer Electronics and Appliances Rental													P	P		
53222	Formal Wear and Costume Rental												P	P	P		
53223	Video Tape and Disc Rental												P	P	P		
53229 1	Home Health Equipment Rental													P	P		
53229 2	Recreational Goods Rental													P	P		
53229 9	All Other Consumer Goods Rental													P	P		
5323	General Rental Centers													P	P		
53241	Construction, Transportation, Mining, and Forestry Machinery and Equipment Rental and Leasing														P	P	P
53242	Office Machinery and Equipment Rental and Leasing													P	P	P	P
53249	Computers, Medical and Other Commercial and Industrial Machinery and Equipment Rental and Leasing													P	P	P	P

NAICS Code:	Principal Uses	RA	R-1	R-2	R-3	RMH	PD	RD	RM 1-3	PR-4	PR-5	O-I	C-1	C-2	C-3	M-1	M-2
5614	Business Support Services:																
56141	Document Preparation Services											P	p	P	P	P	
56142 1	Telephone Answering Services											P	p	P	P	P	
56142 2	Telemarketing Bureaus											P	p	P	P	P	
56143	Business Service Centers											P	p	P	P	P	
56144	Collection Agencies											P	p	P	P	P	
56145	Credit Bureaus											P	p	P	P	P	
56149 1	Repossession Services											P		P	P	P	
56149 2	Court Reporting and Stenotype Services											P	p	P	P	P	
56149 9	All Other Business Support Services													P	P	P	
	Other Business Services:																
32311 4	Photocopying and Duplicating Services (instant printing)												P	P	P	P	
492	Couriers and Messengers, Local Delivery													P	P	P	
51911	News Syndicates											P		P	P	P	
5142	Data Processing Services											P		P	P	P	
53111	Real Estate Rental or Leasing Office (Residential)											P		P	P	P	
5415	Computer Systems Design and Related Services											P		P	P	P	
5418	Advertising, Public Relations and Related Services											P		P	P	P	

NAICS Code:	Principal Uses	RA	R-1	R-2	R-3	RMH	PD	RD	RM 1-3	PR-4	PR-5	O-I	C-1	C-2	C-3	M-1	M-2
56174	Carpet and Upholstery Cleaning Services													P	P	P	
56179	Swimming Pool, Duct, Gutter and Drain Cleaning, and Other Services to Buildings and Dwellings													P	P	P	
	Construction Services:																
236	Building Construction & General Contracting													P	P	P	P
237	Heavy Construction & Land Development													P	P	P	P
238	Specialty Trade Contractors, except Grading & Site Preparation													P	P	P	
23891	Grading & Site Preparation															P	P
6114	Private Schools: Business Schools and Computer and Management Training											P		P	P	P	
6115	Private Schools: Technical and Trade Schools											P		P	P	P	
6116	Private Schools: Personal Enrichment:											P					
61161	Fine Arts Schools (Art, Drama, Music and Dance Studios)											P	P	P	P		
61162	Sports and Recreation Instruction											P		P	P	P	
61163	Language Schools											P	P		P	P	P
61169 1	Exam Preparation and Tutoring											P	P	P	P	P	P
61169 2	Automobile Driving Schools											P	P		P	P	P
6117	Educational Support Services											P	P		P	P	P
6243	Job Training and Vocational Rehabilitation Services											P	P		P	P	P
71	Arts, Entertainment and Recreation																
51912	Libraries and Archives											P		P	P	P	

NAICS Code:	Principal Uses	RA	R-1	R-2	R-3	RMH	PD	RD	RM 1-3	PR-4	PR-5	O-I	C-1	C-2	C-3	M-1	M-2
7111	Performing Arts Theaters: Drama, Dance, Music													P	P	P	
7115	Artist's Studios, except Taxidermists											P		P	P	P	
711510	Taxidermists													P	P	P	P
512131	Motion Picture Theaters (except Drive-Ins)													P	P		
512132	Motion Picture Theaters, Drive-In														P	P	P
7112	Spectator Sports:																
711211	Stadiums, Coliseums, Arenas, Amphitheaters														P	P	P
711212	Racetracks														P		P
711219	Other Spectator Sport Facilities														P	P	P
712	Museums, Historical Sites, and Similar Institutions:																
71211	Museums											P	P	P	P		
71212	Historical Sites	P	P	P	P							P	P	P	P	P	P
71213	Zoos and Botanical Gardens														P	P	
71219	Nature Parks and Other Similar Institutions											P	P	P	P		
71311	Amusement and Theme Parks														P	P	
71312	Amusement Arcades													P	P		
	Recreation Centers:																
71399	Community Recreation Center											P	P	P	P		

NAICS Code:	Principal Uses	RA	R-1	R-2	R-3	RMH	PD	RD	RM 1-3	PR-4	PR-5	O-I	C-1	C-2	C-3	M-1	M-2
44419	Electrical Supply													P	P	P	
44419	Glass Stores													P	P	P	
44419	Other Building Material Dealers													P	P	P	
4442	Lawn and Garden Equipment and Supplies Stores:															P	
44421	Outdoor Power Equipment Stores													P	P	P	
44422	Nursery and Garden Centers												P	P	P	P	
445	Food and Beverage Stores:																
44511	Supermarkets and Other Grocery (except Convenience) Stores												P	P	P		
44512	Convenience Food Stores with Fuel Pumps												P	P	P		
44512	Convenience Food Stores without Fuel Pumps												P	P	P		
4452	Specialty Food Stores, including Meat, Fish, Fruit and Vegetable Markets, Candy Stores												P	P	P		
445230	Produce Market/Produce Stand												P	P	P		
445291	Bakery												P	P	P		
4453	Beer, Wine, and Liquor Stores												P	P	P		
311811	Retail Bakeries												P	P	P		
446	Health and Personal Care Stores:																
44611	Pharmacies and Drug Stores												P	P	P		
44612	Cosmetics, Beauty Supplies, and Perfume Stores												P	P	P		

NAICS Code:	Principal Uses	RA	R-1	R-2	R-3	RMH	PD	RD	RM 1-3	PR-4	PR-5	O-I	C-1	C-2	C-3	M-1	M-2
44613	Optical Goods Stores												P	P	P		
44619 1	Food (Health) Supplement Stores												P	P	P		
44619 9	All Other Health and Personal Care Stores												P	P	P		
447	Gasoline Stations:																
4471	Gasoline Stations, Full Service												P	P	P		
44711	Gasoline Stations with Convenience Stores, no repairs												P	P	P		
44719	Truck Stops and Other Gasoline Stations															P	P
448	Clothing and Clothing Accessories Stores:																
4481	Clothing Stores												P	P	P		
4482	Shoe Stores												P	P	P		
44831	Jewelry Stores												P	P	P		
44832	Luggage and Leather Goods Stores												P	P	P		
451	Sporting Goods, Hobby, Book, and Music Stores:																
45111	Sporting Goods Stores and Bicycle Shops												P	P	P		
45112	Hobby, Toy, and Game Stores												P	P	P		
45113	Sewing, Needlework, and Piece Goods Stores												P	P	P		
45114	Musical Instrument and Supplies Stores												P	P	P		
45121 1	Book Stores												P	P	P		
45121 2	News Dealers and Newsstands												P	P	P		

NAICS Code:	Principal Uses	RA	R-1	R-2	R-3	RMH	PD	RD	RM 1-3	PR-4	PR-5	O-I	C-1	C-2	C-3	M-1	M-2
45122	Prerecorded Tape, Compact Disc, and Record Stores												P	P	P		
452	General Merchandise and Department Stores													P	P		
453	Miscellaneous Retailers:																
4531	Florists												P	P	P		
45321	Office Supplies and Stationery Stores													P	P		
45322	Gift, Novelty, and Souvenir Stores													P	P		
4533	Used Merchandise Stores													P	P		
45331	Antique Shop													P	P		
45391	Pet and Pet Supplies Stores													P	P		
45392	Art Dealers													P	P		
45393	Manufactured (Mobile) Home Dealers														P	P	
45399 1	Tobacco Stores or Vaping Stores												P	P	P		
45399 8	Accessory Utility Structures, Prefabricated Sheds and Gazebo Dealers														P	P	
45399 8	Farm Equipment and Implements														P	P	
45399 8	Auction House														P	P	
	Transient or Temporary Retail of Goods not Produced or Processed on the Premises.													CU	CU		
45439 0	Christmas Trees												P	P	P		
52229 8	Pawnshop													P	P		

NAICS Code:	Principal Uses	RA	R-1	R-2	R-3	RMH	PD	RD	RM 1-3	PR-4	PR-5	O-I	C-1	C-2	C-3	M-1	M-2
486	Pipeline Transportation Company																P
487	Scenic and Sightseeing Transportation																P
488	Support Activities for Transportation:																
48841	Motor Vehicle Towing															P	P
488490	Trucking Terminal																CU
4885	Freight Transportation Arrangement															P	P
488991	Packing and Crating															P	P
488999	Emissions Inspection												P	P	P	P	P
	Broadcasting and Telecommunications:																
5151	Radio and Television Broadcasting Stations															CU	CU
5152	Cable and Other Subscription Programming															P	P
516	Internet Publishing & Broadcasting											CU		CU	P	P	P
5171	Telephone and Other Wired Telecommunications Carriers											P				P	P
5172	Cellular and Other Wireless Telecommunications Carriers (except Satellite)											P				P	P
5173	Telecommunications Resellers											P			P	P	P
5174	Satellite Telecommunications														P	P	P
5175	Cable Networks and Program Distribution															P	P
51739	Radio, Television and Telecommunications Antennae and Towers	CU										CU	CU	P	P	P	P
518	Internet Service Providers											CU		CU	P	P	P



Community Development Department

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

Item Coversheet

Item: **A Ordinance to declare and certify abandoned a portion of public right-of-way known as Price Drive located between Bill Gardner Parkway and relocated Price Drive.**

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: **November 26, 2022**

Budget Item: **N/A**

Workshop Date: **December 19, 2022**

Regular Meeting Date: **January 2, 2023**

Discussion:

In 2017, the southern leg of Price Drive was relocated westward to align with Strong Rock Parkway as part of Phase 1 of the Clayco/CRG industrial development. Dedication of this realigned public right-of-way was accepted by the City Council in 2019. This realignment was required as part of the rezoning approved by the City Council in 2016 and allowed Price Drive to terminate at a signalized intersection farther to the west that aligned with the existing Strong Rock Parkway.

A remnant segment, approximately 45,000 sf in size (900 ft x 50 ft), of unimproved Price Drive that intersects with Bill Gardner Parkway remains in place alongside the Horsetown development – highlighted in yellow on the attached plat. This segment is no longer in use by the public nor routinely maintained by the City. It is this segment of Price Drive, with the exception of a ten (10) foot easement to be retained inside the yellow highlighted area and the existing ten (10) foot permanent water line easement, highlighted in orange, that the City is seeking to abandon.

The City will retain access to its water tower via an access easement further to the north where old Price Drive and relocated Price Drive diverge. This water easement is identified as "Tract B" on the attached plat (highlighted in orange) and also serves as an Oglethorpe Power easement.

If the Council is in favor of the abandonment of this right-of-way, Staff will prepare an abandonment plat and deed, have the property-to-be-abandoned appraised, and disposed of in accordance with state law.

Recommendation:

Staff recommends approval of the abandonment of the remnant southern section of Price Drive and the City Attorney, City Manager and City Clerk be authorized to facilitate this abandonment in accordance with state law.

PRICE ROAD ABANDONMENT



Source: HC Tax Assessors -
QPublic
12/13/22

ORDINANCE NO. _____

AN ORDINANCE TO DECLARE AND CERTIFY ABANDONED A PORTION OF PRICE DRIVE EXTENDING NORTH/SOUTH BETWEEN BILL GARDNER PARKWAY AND RELOCATED PRICE DRIVE; TO AUTHORIZE THE CITY ATTORNEY TO PREPARE DOCUMENTS FOR THE DISPOSAL OF SAID PROPERTY; TO AUTHORIZE DELETION OF SAID PROPERTY FROM ANY OFFICIAL RECORDS REFLECTING THE CURRENT CITY STREET SYSTEM; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Locust Grove (the "City") is vested with the power and responsibility under state law to protect the health, safety, and welfare of its residents, to promote economic development, provide for the transportation needs of the public, and ensure that natural areas be maintained in a manner designed to maintain a desirable community; and

WHEREAS, the City has maintained as part of the municipal street system a fifty-foot (50') public right-of-way known as Price Drive between Bill Gardner Parkway (f/k/a Locust Grove Hampton Road) and relocated Price Drive, said right of way being more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the City has determined that no substantial public purpose would be served by maintaining the Property as public road; and

WHEREAS, the City will retain ownership of a twenty foot (20') permanent easement consisting of a portion of the Price Drive right-of-way as well as the permanent water line easement illustrated on Exhibit "A" as Tract B for the purpose of continuing to provide water services via the City's adjacent water tank; and

WHEREAS, the City notified all adjacent landowners of the City's intent to abandon the Property; and

WHEREAS, the Mayor and City Council have held a public hearing regarding the abandonment of the Property at a regularly scheduled meeting on December 19, 2022; and

WHEREAS, the City determined that the Property was not located in an Urban Redevelopment Area as that term is defined in O.C.G.A. § 36-61-10; and

WHEREAS, the Mayor and Council of the City, in the exercise of their sound judgment and discretion, after giving thorough consideration to all the implications involved, and keeping in mind the public interest and welfare of the citizens of the City, have determined that abandoning the Property would be advantageous to and would best benefit the citizens of the City; and

WHEREAS, the City now wishes to declare the Property abandoned; to direct the City Clerk to record this Ordinance and accompanying exhibit(s) in the City's minutes; to authorize the City Manager and City Attorney to proceed with the disposal of the Property in accordance with O.C.G.A. § 32-7-4; and to authorize the City Clerk to remove all references to the Property from

any City records reflecting the City's street system.

NOW THEREFORE, IT IS HEREBY RESOLVED THAT:

1. **No Public Purpose Certification.** The City Council hereby certifies that no substantial public purpose will be served by maintaining the Property as public road.
2. **Declaration That Property Is Abandoned.** The City hereby declares the Property to be formally abandoned. The rights of the public in and to the Property as a public road shall cease immediately with the exception of easements as described herein.
3. **Disposal of Abandoned Property.** The Mayor is authorized to dispose of the Property in accordance with O.C.G.A. § 32-7-4. The disposal price shall be no less than the amount paid for the Property, in today's dollars, when purchased for a public road.
4. **Recordation.** The City Clerk is hereby directed to record this Ordinance, declaration, certification, and accompanying exhibit(s), including a plat or sketch of the Property, in the official minutes of the City.
5. **Deletion From City Records.** The City Clerk is hereby authorized to delete all references to the Property as City property from City records reflecting the current City street system.
6. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
7. **Repeal of Conflicting Provisions.** All City ordinances and resolutions are hereby repealed to the extent they are inconsistent with this Ordinance.
8. **Effective Date.** This Ordinance shall take effect immediately.

So **ORDAINED** this 2ND day of January 2023.

CITY OF LOCUST GROVE, GEORGIA

ROBERT S. PRICE, Mayor

ATTEST:

APPROVED AS TO FORM:

MISTY SPURLING, City Clerk

City Attorney

EXHIBIT "A"

Plat/Sketch of Property to be Abandoned

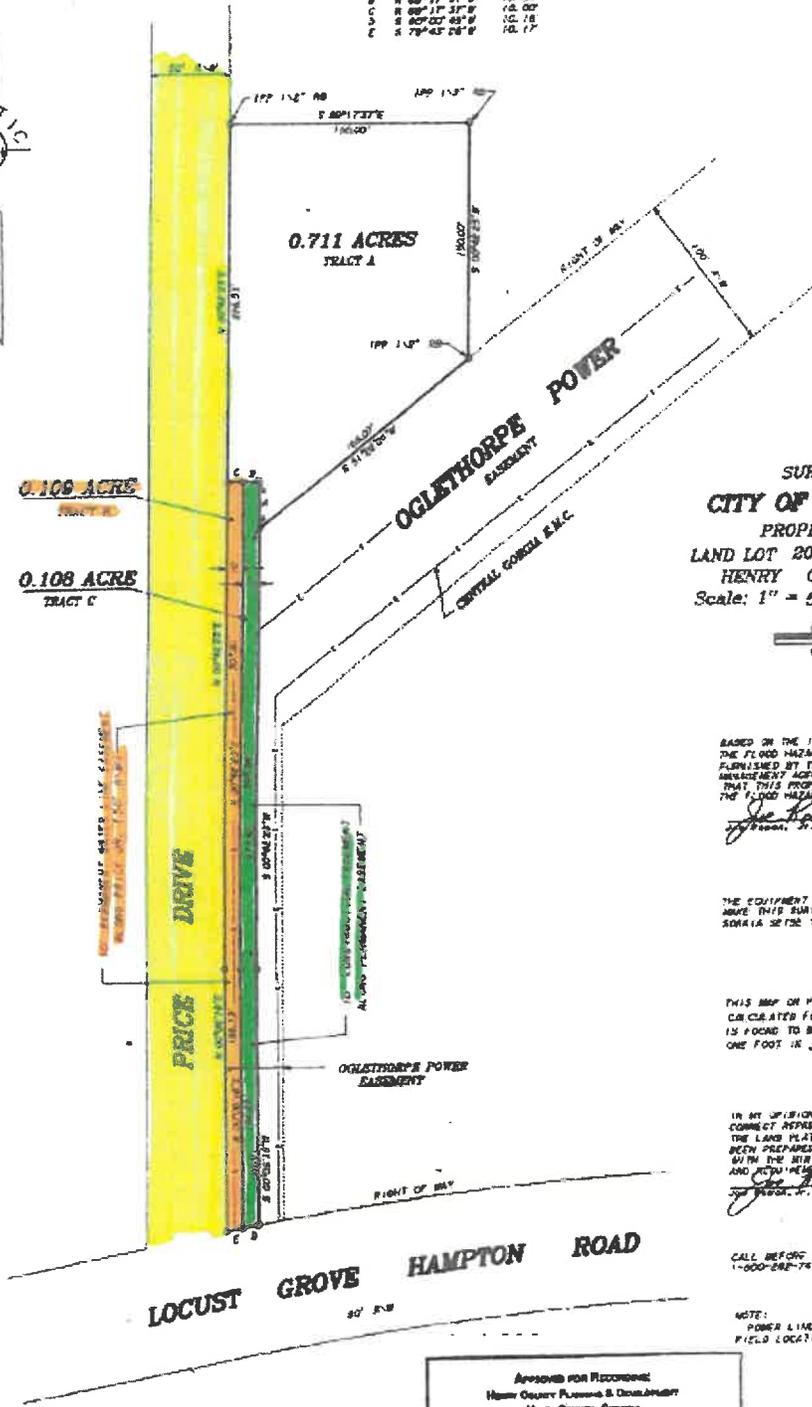
Prepared by
Joe B. Rowan, Jr.
Henry Co. Surveyor
McDonough, Georgia
Tel. # 957-4614



CALL TABLE		
COURSE	BEARING	DISTANCE
A	R 00° 00' 00" E	30.00'
B	R 00° 17' 37" W	19.00'
C	R 00° 17' 37" W	19.00'
D	R 00° 00' 00" W	10.16'
E	S 79° 42' 28" W	10.17'



FB 30 PG 90



SURVEY MADE FOR
CITY OF LOCUST GROVE
PROPERTY LOCATED IN:
LAND LOT 201 • 2nd DISTRICT
HENRY COUNTY, GEORGIA
Scale: 1" = 50' • Date: 11-17-99



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD ZONING MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS OPINION THAT THIS PROPERTY IS OUTSIDE OF THE FLOOD HAZARD AREA.

Joe B. Rowan, Jr.
Surveyor, H. C. L. 2148

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A SOKKIA 32132 TOTAL STATION

THIS MAP OR PLAT HAS BEEN CALCULATED FOR GLOBE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500,000 FEET.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

Joe B. Rowan, Jr.
Surveyor, H. C. L. 2148

CALL BEFORE YOU DIG.
1-800-282-7111

NOTE:
POWER LINE LOCATION BASED ON FIELD LOCATION.

Approved for Recording
Henry County Planning & Development
Henry County, Georgia

Approved by: *[Signature]* Date: *11/18/99*

Filed in office this the 4th
day of January 2000
at 10:20 o'clock P.M.
Barbara S. Taylor
Clerk Superior Court

Drawn by: Shelia - J08R02087ME-TRACTME



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 approve the final plat for Pine Valley (Locust Grove Station Pod C) a single-family residential subdivision – located on Tanger Blvd. in Parcel #130-01002011.**

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: No

Date Received: December 12, 2022

Workshop Date: N/A

Regular Meeting Date: June 6, 2022

Discussion:

DR Horton, INC of Conyers, GA submitted the final plat for Pine Valley subdivision to be located on Tanger Boulevard (Parcel ID 130-01002011).

Applicant/Developer:
DR Horton, INC
1371 Dogwood Dr SW
Conyers, GA 30012

The general concept is 52 single-family residential lots.

Project Data:

- **Location = Tanger Blvd.**
- **Gross Acreage = 26.14 acres (12.21 acres previously platted as open space)**
- **Property zoning = PR-4 (residential)**
- **Lot Count = 52**
- **Open Space = 13.71 Acres**
- **Minimum Lot Size = 6,600**
- **Minimum Lot Width = 60'**
- **Minimum House Size = 1,750 sq. ft. heated minimum for single story sq. ft.
heated minimum for two-story**
- **Setbacks:**
 - **Front = 25'**
 - **Side = 0-10' (Min 10' between buildings)**
 - **Rear = 20'**

Zoning Conditions:

Project Written Narrative and Development Regulations serve as governing document.

Recommendation:

Staff recommends approval of the Pine Valley (Locust Grove Station Pod C) subdivision final plat.

I MOVE TO (approve/deny/table) THE RESOLUTION APPROVING THE FINAL PLAT FOR PINE VALLEY SUBDIVISION TO BE LOCATED ON TANGER BOULEVARD.

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE APPROVAL OF A FINAL SUBDIVISION PLAT OF PINE VALLEY (LOCUST GROVE STATION POD C) LOCATED ON TANGER BOULEVARD; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

W I T N E S S E T H :

WHEREAS, the Locust Grove Community Development Department received a final subdivision plat prepared for DR Horton, INC on December 12, 2022, for property located on Tanger Boulevard in Land Lots 154 and 155 of the 2nd District, Locust Grove, Georgia (the “Property”); and,

WHEREAS, the current owner of the property is identified as DR Horton, INC, 1371 Dogwood Dr Conyers, GA 30012 (the “Owner”); and,

WHEREAS, the Property was rezoned to PR-4 (planned residential development) by the Locust Grove City Council on March 5, 2018; and,

WHEREAS, the final plat illustrates the Owner’s plan to develop the 26.14 +/-acre tract into a 52-lot single-family residential subdivision pod as described and attached hereto as part of **Exhibit A**; and,

WHEREAS, the Locust Grove City Council reviewed the final subdivision plat, and the layout, lots and amenities contained therein, and found it to be in accordance with the City’s PR-4 zoning ordinance; and,

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
LOCUST GROVE:**

SECTION 1 – The City of Locust Grove hereby accepts the final plat known as “PINE VALLEY (AKA POD C)” dated June 13, 2022.

SECTION 2 – The Mayor and Community Development Director are hereby authorized to execute any and all documents necessary to record the plat with the Henry County Clerk of Superior Court as required by law.

SECTION 3 – That this Ordinance shall be effective upon receipt and approval of all final plat documents required by the Subdivision Ordinance.

SO ORDAINED this 19th day of December 2022.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

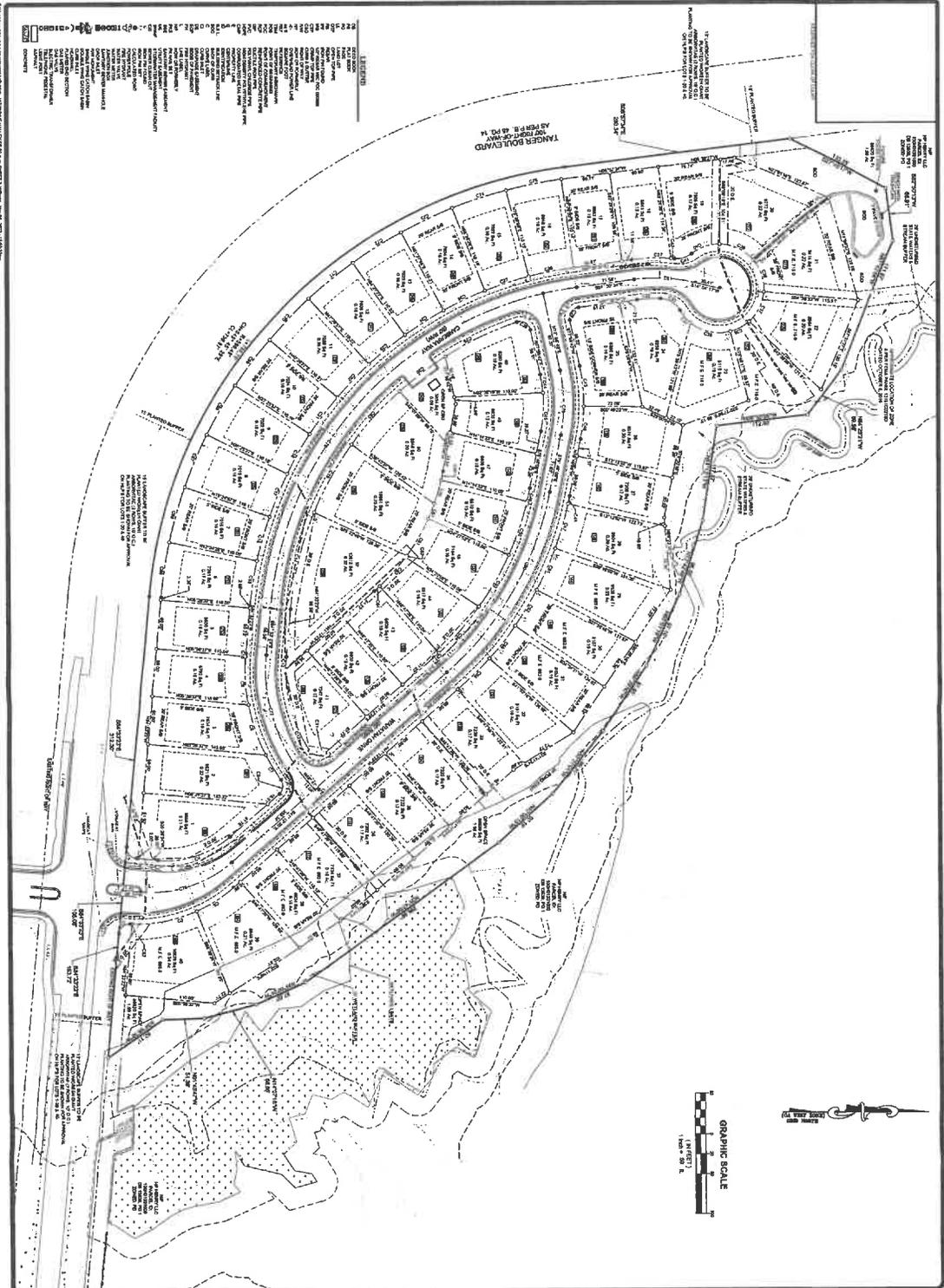
APPLICANT: CITY OF PINE VALLEY

PERMITS
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Curve #	Length	Radius	Station/Station	Starting Length
C1	20.10	13.000	Hwy/27/27	0.00
C2	18.29	13.000	Hwy/27/27	17.89
C3	62.88	12.000	Hwy/27/27	36.18
C4	14.87	12.000	Hwy/27/27	99.05
C5	14.87	13.000	Hwy/27/27	113.92
C6	14.87	13.000	Hwy/27/27	128.79
C7	14.87	13.000	Hwy/27/27	143.66
C8	14.87	13.000	Hwy/27/27	158.53
C9	14.87	13.000	Hwy/27/27	173.40
C10	14.87	13.000	Hwy/27/27	188.27
C11	14.87	13.000	Hwy/27/27	203.14
C12	14.87	13.000	Hwy/27/27	218.01
C13	14.87	13.000	Hwy/27/27	232.88
C14	14.87	13.000	Hwy/27/27	247.75
C15	14.87	13.000	Hwy/27/27	262.62
C16	14.87	13.000	Hwy/27/27	277.49
C17	14.87	13.000	Hwy/27/27	292.36
C18	14.87	13.000	Hwy/27/27	307.23
C19	14.87	13.000	Hwy/27/27	322.10
C20	14.87	13.000	Hwy/27/27	336.97
C21	14.87	13.000	Hwy/27/27	351.84
C22	14.87	13.000	Hwy/27/27	366.71
C23	14.87	13.000	Hwy/27/27	381.58
C24	14.87	13.000	Hwy/27/27	396.45
C25	14.87	13.000	Hwy/27/27	411.32
C26	14.87	13.000	Hwy/27/27	426.19
C27	14.87	13.000	Hwy/27/27	441.06
C28	14.87	13.000	Hwy/27/27	455.93
C29	14.87	13.000	Hwy/27/27	470.80
C30	14.87	13.000	Hwy/27/27	485.67
C31	14.87	13.000	Hwy/27/27	500.54
C32	14.87	13.000	Hwy/27/27	515.41
C33	14.87	13.000	Hwy/27/27	530.28
C34	14.87	13.000	Hwy/27/27	545.15
C35	14.87	13.000	Hwy/27/27	560.02
C36	14.87	13.000	Hwy/27/27	574.89
C37	14.87	13.000	Hwy/27/27	589.76
C38	14.87	13.000	Hwy/27/27	604.63
C39	14.87	13.000	Hwy/27/27	619.50
C40	14.87	13.000	Hwy/27/27	634.37
C41	14.87	13.000	Hwy/27/27	649.24
C42	14.87	13.000	Hwy/27/27	664.11
C43	14.87	13.000	Hwy/27/27	678.98
C44	14.87	13.000	Hwy/27/27	693.85
C45	14.87	13.000	Hwy/27/27	708.72
C46	14.87	13.000	Hwy/27/27	723.59
C47	14.87	13.000	Hwy/27/27	738.46
C48	14.87	13.000	Hwy/27/27	753.33
C49	14.87	13.000	Hwy/27/27	768.20
C50	14.87	13.000	Hwy/27/27	783.07
C51	14.87	13.000	Hwy/27/27	797.94
C52	14.87	13.000	Hwy/27/27	812.81
C53	14.87	13.000	Hwy/27/27	827.68
C54	14.87	13.000	Hwy/27/27	842.55
C55	14.87	13.000	Hwy/27/27	857.42
C56	14.87	13.000	Hwy/27/27	872.29
C57	14.87	13.000	Hwy/27/27	887.16
C58	14.87	13.000	Hwy/27/27	902.03
C59	14.87	13.000	Hwy/27/27	916.90
C60	14.87	13.000	Hwy/27/27	931.77
C61	14.87	13.000	Hwy/27/27	946.64
C62	14.87	13.000	Hwy/27/27	961.51
C63	14.87	13.000	Hwy/27/27	976.38
C64	14.87	13.000	Hwy/27/27	991.25
C65	14.87	13.000	Hwy/27/27	1006.12
C66	14.87	13.000	Hwy/27/27	1020.99
C67	14.87	13.000	Hwy/27/27	1035.86
C68	14.87	13.000	Hwy/27/27	1050.73
C69	14.87	13.000	Hwy/27/27	1065.60
C70	14.87	13.000	Hwy/27/27	1080.47
C71	14.87	13.000	Hwy/27/27	1095.34
C72	14.87	13.000	Hwy/27/27	1110.21
C73	14.87	13.000	Hwy/27/27	1125.08
C74	14.87	13.000	Hwy/27/27	1139.95
C75	14.87	13.000	Hwy/27/27	1154.82
C76	14.87	13.000	Hwy/27/27	1169.69
C77	14.87	13.000	Hwy/27/27	1184.56
C78	14.87	13.000	Hwy/27/27	1199.43
C79	14.87	13.000	Hwy/27/27	1214.30
C80	14.87	13.000	Hwy/27/27	1229.17
C81	14.87	13.000	Hwy/27/27	1244.04
C82	14.87	13.000	Hwy/27/27	1258.91
C83	14.87	13.000	Hwy/27/27	1273.78
C84	14.87	13.000	Hwy/27/27	1288.65
C85	14.87	13.000	Hwy/27/27	1303.52
C86	14.87	13.000	Hwy/27/27	1318.39
C87	14.87	13.000	Hwy/27/27	1333.26
C88	14.87	13.000	Hwy/27/27	1348.13
C89	14.87	13.000	Hwy/27/27	1363.00
C90	14.87	13.000	Hwy/27/27	1377.87
C91	14.87	13.000	Hwy/27/27	1392.74
C92	14.87	13.000	Hwy/27/27	1407.61
C93	14.87	13.000	Hwy/27/27	1422.48
C94	14.87	13.000	Hwy/27/27	1437.35
C95	14.87	13.000	Hwy/27/27	1452.22
C96	14.87	13.000	Hwy/27/27	1467.09
C97	14.87	13.000	Hwy/27/27	1481.96
C98	14.87	13.000	Hwy/27/27	1496.83
C99	14.87	13.000	Hwy/27/27	1511.70
C100	14.87	13.000	Hwy/27/27	1526.57

Curve #	Length	Radius	Station/Station	Starting Length
C91	14.87	13.000	Hwy/27/27	1541.44
C92	14.87	13.000	Hwy/27/27	1556.31
C93	14.87	13.000	Hwy/27/27	1571.18
C94	14.87	13.000	Hwy/27/27	1586.05
C95	14.87	13.000	Hwy/27/27	1600.92
C96	14.87	13.000	Hwy/27/27	1615.79
C97	14.87	13.000	Hwy/27/27	1630.66
C98	14.87	13.000	Hwy/27/27	1645.53
C99	14.87	13.000	Hwy/27/27	1660.40
C100	14.87	13.000	Hwy/27/27	1675.27
C101	14.87	13.000	Hwy/27/27	1690.14
C102	14.87	13.000	Hwy/27/27	1705.01
C103	14.87	13.000	Hwy/27/27	1719.88
C104	14.87	13.000	Hwy/27/27	1734.75
C105	14.87	13.000	Hwy/27/27	1749.62
C106	14.87	13.000	Hwy/27/27	1764.49
C107	14.87	13.000	Hwy/27/27	1779.36
C108	14.87	13.000	Hwy/27/27	1794.23
C109	14.87	13.000	Hwy/27/27	1809.10
C110	14.87	13.000	Hwy/27/27	1823.97
C111	14.87	13.000	Hwy/27/27	1838.84
C112	14.87	13.000	Hwy/27/27	1853.71
C113	14.87	13.000	Hwy/27/27	1868.58
C114	14.87	13.000	Hwy/27/27	1883.45
C115	14.87	13.000	Hwy/27/27	1898.32
C116	14.87	13.000	Hwy/27/27	1913.19
C117	14.87	13.000	Hwy/27/27	1928.06
C118	14.87	13.000	Hwy/27/27	1942.93
C119	14.87	13.000	Hwy/27/27	1957.80
C120	14.87	13.000	Hwy/27/27	1972.67
C121	14.87	13.000	Hwy/27/27	1987.54
C122	14.87	13.000	Hwy/27/27	2002.41
C123	14.87	13.000	Hwy/27/27	2017.28
C124	14.87	13.000	Hwy/27/27	2032.15
C125	14.87	13.000	Hwy/27/27	2047.02
C126	14.87	13.000	Hwy/27/27	2061.89
C127	14.87	13.000	Hwy/27/27	2076.76
C128	14.87	13.000	Hwy/27/27	2091.63
C129	14.87	13.000	Hwy/27/27	2106.50
C130	14.87	13.000	Hwy/27/27	2121.37
C131	14.87	13.000	Hwy/27/27	2136.24
C132	14.87	13.000	Hwy/27/27	2151.11
C133	14.87	13.000	Hwy/27/27	2165.98
C134	14.87	13.000	Hwy/27/27	2180.85
C135	14.87	13.000	Hwy/27/27	2195.72
C136	14.87	13.000	Hwy/27/27	2210.59
C137	14.87	13.000	Hwy/27/27	2225.46
C138	14.87	13.000	Hwy/27/27	2240.33
C139	14.87	13.000	Hwy/27/27	2255.20
C140	14.87	13.000	Hwy/27/27	2270.07
C141	14.87	13.000	Hwy/27/27	2284.94
C142	14.87	13.000	Hwy/27/27	2299.81
C143	14.87	13.000	Hwy/27/27	2314.68
C144	14.87	13.000	Hwy/27/27	2329.55
C145	14.87	13.000	Hwy/27/27	2344.42
C146	14.87	13.000	Hwy/27/27	2359.29
C147	14.87	13.000	Hwy/27/27	2374.16
C148	14.87	13.000	Hwy/27/27	2389.03
C149	14.87	13.000	Hwy/27/27	2403.90
C150	14.87	13.000	Hwy/27/27	2418.77

Curve #	Length	Radius	Station/Station	Starting Length
C151	14.87	13.000	Hwy/27/27	2433.64
C152	14.87	13.000	Hwy/27/27	2448.51
C153	14.87	13.000	Hwy/27/27	2463.38
C154	14.87	13.000	Hwy/27/27	2478.25
C155	14.87	13.000	Hwy/27/27	2493.12
C156	14.87	13.000	Hwy/27/27	2507.99
C157	14.87	13.000	Hwy/27/27	2522.86
C158	14.87	13.000	Hwy/27/27	2537.73
C159	14.87	13.000	Hwy/27/27	2552.60
C160	14.87	13.000	Hwy/27/27	2567.47
C161	14.87	13.000	Hwy/27/27	2582.34
C162	14.87	13.000	Hwy/27/27	2597.21
C163	14.87	13.000	Hwy/27/27	2612.08
C164	14.87	13.000	Hwy/27/27	2626.95
C165	14.87	13.000	Hwy/27/27	2641.82
C166	14.87	13.000	Hwy/27/27	2656.69
C167	14.87	13.000	Hwy/27/27	2671.56
C168	14.87	13.000	Hwy/27/27	2686.43
C169	14.87	13.000	Hwy/27/27	2701.30
C170	14.87	13.000	Hwy/27/27	2716.17
C171	14.87	13.000	Hwy/27/27	2731.04
C172	14.87	13.000	Hwy/27/27	2745.91
C173	14.87	13.000	Hwy/27/27	2760.78
C174	14.87	13.000	Hwy/27/27	2775.65
C175	14.87	13.000	Hwy/27/27	2790.52
C176	14.87	13.000	Hwy/27/27	2805.39
C177	14.87	13.000	Hwy/27/27	2820.26
C178	14.87	13.000	Hwy/27/27	2835.13
C179	14.87	13.000	Hwy/27/27	2850.00
C180	14.87	13.000	Hwy/27/27	2864.87
C181	14.87	13.000	Hwy/27/27	2879.74
C182	14.87	13.000	Hwy/27/27	2894.61
C183	14.87	13.000	Hwy/27/27	2909.48
C184</				



LEGEND

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3 OF 3

REVISIONS

NO.	DATE	DESCRIPTION
1	08/14/18	AS PER 2018 RECORDS
2	08/14/18	AS PER 2018 RECORDS
3	08/14/18	AS PER 2018 RECORDS
4	08/14/18	AS PER 2018 RECORDS
5	08/14/18	AS PER 2018 RECORDS

FINAL SUBDIVISION PLAT FOR PINE VALLEY (AKA: POD C) LAND LOTS 154 & 155 - 2ND DISTRICT CITY OF LOCUST GROVE HENRY COUNTY, GEORGIA

PALOM DESIGN
 ARCHITECTURAL & ENGINEERING
 1000 W. BROADWAY, SUITE 100
 ATLANTA, GA 30308
 (404) 525-1111
 WWW.PALOMDESIGN.COM

PLANNING
 ENGINEERING
 ARCHITECTURE
 1000 W. BROADWAY, SUITE 100
 ATLANTA, GA 30308
 (404) 525-1111
 WWW.PALOMDESIGN.COM



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 establish the locations for the installation of traffic calming devices along Jackson Street.**

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Date Received: **December 14, 2022 – Identified locations**

Workshop Date: **December 19, 2022 - Approval of locations**
October 11, 2022 – Retreat – original request

Regular Meeting Date: December 5, 2022 - approved device type, instructed staff to identify locations for placement
November 7, 2022 – instructed staff to research types of traffic calming devices

Discussion:

Per the Council's request during the 12/5/22 Regular Meeting, Staff has provided the attached vicinity map to show the recommended locations for the placement of the speed humps along Jackson Street.

Recommendation:

Staff recommends approval of the locations as determined by the Police and Public Works Departments.

RESOLUTION NO. _____

RESOLUTION TO ESTABLISH AND AUTHORIZE THE LOCATIONS FOR THE INSTALLATION OF TRAFFIC CALMING DEVICES 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.

W I T N E S S E T H:

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”) determined that the need for traffic calming devices, specifically speed humps, along Jackson Street between the intersection with Grove Road then south to the railroad crossing (the “Project”) is warranted; and,

WHEREAS, the Council discussed this Project during a City Council Retreat held on October 11, 2022; and again during City Council Regular Meetings on November 7, 2022 and December 5, 2022; and,

WHEREAS, during the December 5, 2022 Regular Meeting, the Council approved the use of speed humps along Jackson Street, south of Grove Road, and instructed Staff to determine the location and quantity based on public safety considerations; and,

WHEREAS, Staff prepared the attached map (Exhibit “A”) with three (3) locations indicated along Jackson Street where speed humps are recommended to be installed; 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. **Authorization.** The Mayor and the City Council determined that three (3) speed humps shall be installed 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. **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.
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 19th day of December, 2022.

Robert S. Price, Mayor

ATTEST:

APPROVED AS TO FORM:

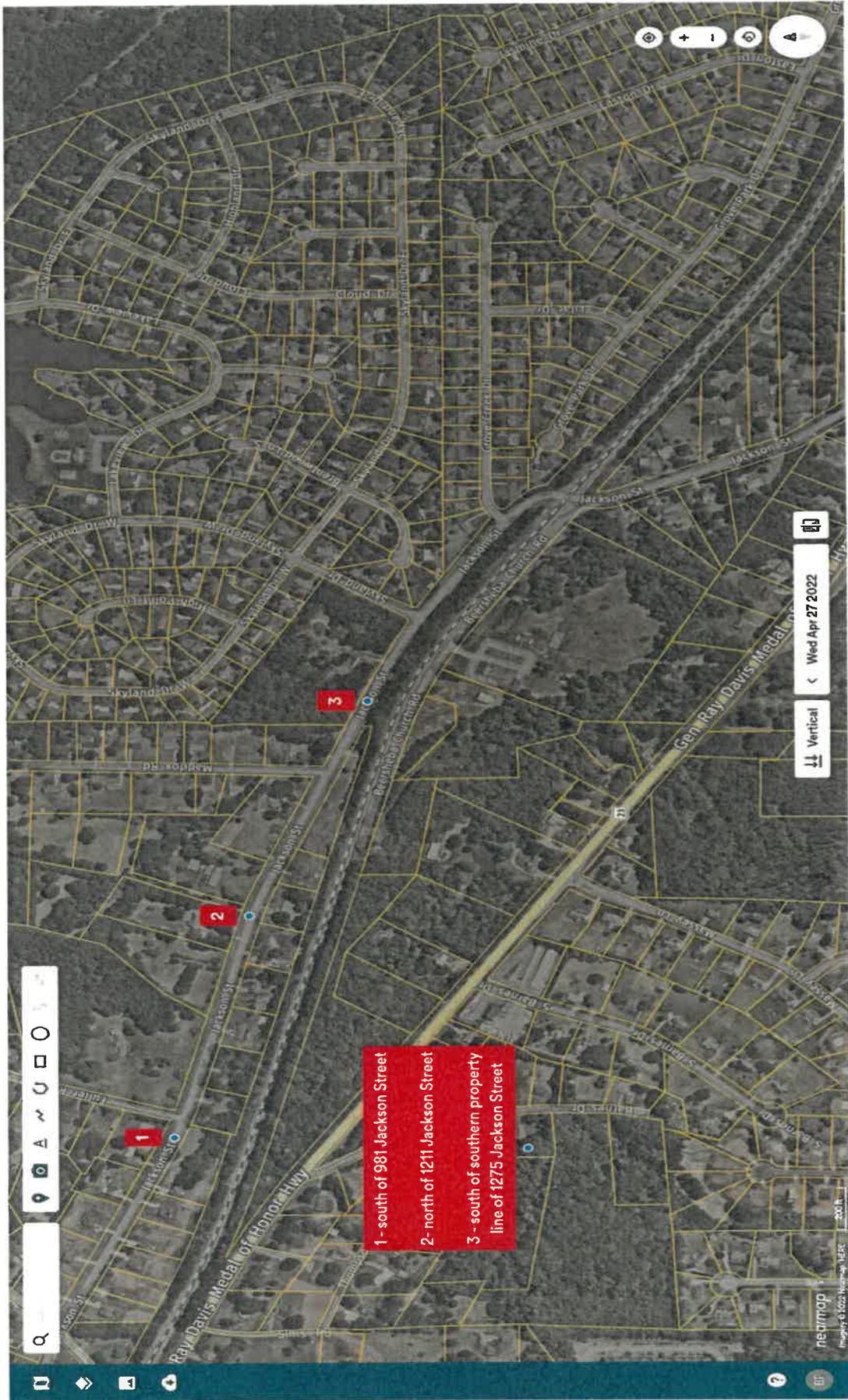
Misty Spurling, City Clerk

City Attorney

(seal)

EXHIBIT A

EXHIBIT A





Main Street Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: A resolution to reappoint Betty Shearouse to the Locust Grove Historic Preservation Commission

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: NA

Date Received: December 14, 2020

Workshop Date: December 19, 2020

Regular Meeting Date: January 2, 2021

Discussion:

Attached is a resolution to reappoint Betty Shearouse to the Locust Grove Historic Preservation Commission. (Exhibit A)

Recommendation:

I MOVE TO (APPROVE/DENY/TABLE) THE REAPPOINTMENT OF BETTY SHEAROUSE TO THE LOCUST GROVE HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. _____

RESOLUTION TO REAPPOINT BETTY SHEAROUSE TO THE HISTORIC PRESERVATION COMMISSION; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WITNESSETH:

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

WHEREAS, the historical, cultural and aesthetic heritage of the City of Locust Grove is among its most valued and important assets and the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people; and

WHEREAS, the City adopted a Historic Preservation Commission Ordinance on September 13, 2004 to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, and landscape features having a special historical, cultural or aesthetic interest or value; and

WHEREAS, the City wishes to reappoint Betty Shearouse as part of her continued dedication to the citizens of the City of Locust Grove by serving on the Historic Presentation Commission in accordance with said Ordinance.

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

1. **Appointment.** The Mayor, by and with the advice and consent of the City Council, hereby reappoints Betty Shearouse as a member of the Historic Preservation Commission, whose term will expire January 2, 2026.
2. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
3. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
4. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 2nd day of January, 2023.

Robert Price, Mayor

ATTEST:

Misty Spurling, City Clerk
(seal)

Approved as to form:

City Attorney



Main Street Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: A resolution to reappoint Stephanie Epps and Sherry Moon to the Locust Grove Downtown Development Authority

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: NA

Date Received: December 14, 2022

Workshop Date: December 19, 2022

Regular Meeting Date: January 2, 2022

Discussion:

Attached are the resolutions to reappoint Stephanie Epps (Exhibit A) and Sherry Moon (Exhibit B) to the Locust Grove Downtown Development Authority (DDA).

Recommendation:

I MOVE TO (APPROVE/DENY/TABLE) THE REAPPOINTMENT OF STEPHANIE EPPS AND SHERRY MOON TO THE LOCUST GROVE DOWNTOWN DEVELOPMENT AUTHORITY

RESOLUTION NO. _____

RESOLUTION TO REAPPOINT SHERRY MOON TO THE DOWNTOWN DEVELOPMENT AUTHORITY; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

W I T N E S S E T H:

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

WHEREAS, the Mayor and Council have determined that the need for a downtown development authority to function in the city to aid in the financing of projects for the revitalization and redevelopment of the central business district of the city which will develop and promote for the public good and general welfare trade, commerce, industry and employment opportunities within the city and the state of Georgia; and

WHEREAS, the City must appoint Board of Directors of the downtown development authority; and

WHEREAS, the term of Sherry Moon as a member on the Board of Directors of the downtown development authority expires in January 2022; and

WHEREAS, the City wishes to reappoint Sherry Moon to continue serving as a Director of the downtown development authority in accordance with said Ordinance.

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

1. **Appointment.** The Mayor, by and with the advice and consent of the City Council, hereby reappoints Sherry Moon as a member of the Board of Directors of the downtown development authority, whose term will expire January 6, 2022.

2. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
3. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
4. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 2nd day of January , 2023.

Robert Price, Mayor

ATTEST:

Misty Spurling, City Clerk
(seal)

RESOLUTION NO. _____

RESOLUTION TO REAPPOINT STEPHANIE EPPS TO THE DOWNTOWN DEVELOPMENT AUTHORITY; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WITNESSETH:

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

WHEREAS, the Mayor and Council have determined that the need for a downtown development authority to function in the city to aid in the financing of projects for the revitalization and redevelopment of the central business district of the city which will develop and promote for the public good and general welfare trade, commerce, industry and employment opportunities within the city and the state of Georgia; and

WHEREAS, the City must appoint Board of Directors of the downtown development authority; and

WHEREAS, the term of Stephanie Epps as a member on the Board of Directors of the downtown development authority expires in January 2023; and

WHEREAS, the City wishes to reappoint Stephanie Epps to continue serving as a Director of the downtown development authority in accordance with said Ordinance.

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

1. **Appointment.** The Mayor, by and with the advice and consent of the City Council, hereby reappoints Stephanie Epps as a member of the Board of Directors of the downtown development authority, whose term will expire January 7, 2023.

2. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
3. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
4. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 2nd day of January, 2023.

Robert Price, Mayor

ATTEST:

Misty Spurling, City Clerk
(seal)



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 proposed CarMax buildings to be located on Price Dr.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: No

Date Received: November 7, 2022

Workshop Date: December 19, 2022

Regular Meeting Date: January 2, 2022

Discussion:

Centerpoint Integrated Solutions of Alpharetta, GA has submitted building elevation renderings on behalf of CarMax for three structures to be located off of Price Dr. The structures consist of an auction building, auto service building, and carwash building.

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.

All four facades of each of the three proposed structures consist of split-face block masonry in earth tones with contrasting decorative belt courses of smooth-faced block masonry. The auction and service buildings feature "seattle style" aluminum/steel awnings and canopies.

Fenestration on the three structures is minimal and consists of steel/glass pedestrian doors and windows as well as exterior roll-up doors consistent with the buildings' automotive use.

The proposed structures to be surrounded by opaque fencing and not visible from public right-of-way.

Please note that these renderings were received prior to the adoption of the revised ARB ordinance on November 7, 2022.

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 CENTERPOINT INTEGRATED SOLUTIONS/CARMAX.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR THREE CARMAX AUTO AUCTION/SERVICE BUILDINGS FOR TO BE LOCATED ON PRICE DRIVE 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, CarMax submitted building elevation renderings for three proposed buildings on Price Drive 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 Ware Malcomb on behalf of Stonemont Financial 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.
 - d. Resubmittal of final renderings. Applicant shall provide the Community Development Department with revised architectural renderings which illustrate the removal of the drive-through window and updated locations of columns and parapets prior to any building permit issued.
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 2nd day of January, 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"



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 proposed warehouse buildings to be located on Highway 42.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: No

Date Received: November 7, 2022

Workshop Date: December 19, 2022

Regular Meeting Date: January 2, 2022

Discussion:

Ware Malcomb of Atlanta, GA has submitted building elevation renderings on behalf of Stonemont Financial for three warehouse facilities to be located on Highway 42.

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.

All four facades of each of the three proposed structures consist of tilt-up concrete panels painted in neutral colors. Each building also features energy efficient glazing and loading bays typical of current warehousing developments.

Please note that these renderings were received prior to the adoption of the revised ARB ordinance on November 7, 2022.

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 WARE MALCOMB/STONEMONT FINANCIAL.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR THREE WAREHOUSE BUILDINGS FOR STONEMONT PARK TO BE LOCATED ON HIGHWAY 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, Stonemont Financial submitted building elevation renderings for three proposed buildings on Highway 42 near the intersection with Pine Grove Road 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 Ware Malcomb on behalf of Stonemont Financial 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.
 - d. Resubmittal of final renderings. Applicant shall provide the Community Development Department with revised architectural renderings which illustrate the removal of the drive-through window and updated locations of columns and parapets prior to any building permit issued.
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 2nd day of January, 2023.

ROBERT S. PRICE, Mayor

ATTEST:

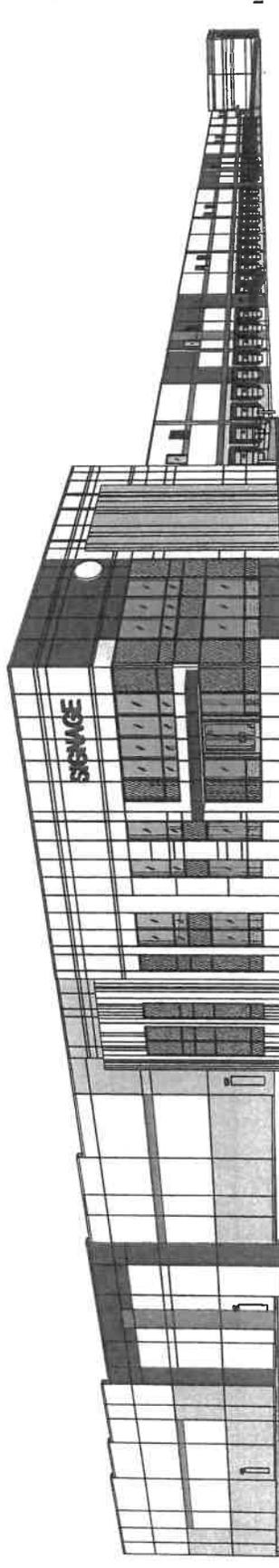
MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"



11

This conceptual design is based upon a preliminary review of equipment requirements and an anticipated layout. It is not intended to be a final design. It is subject to change and is not intended to be used for construction. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.



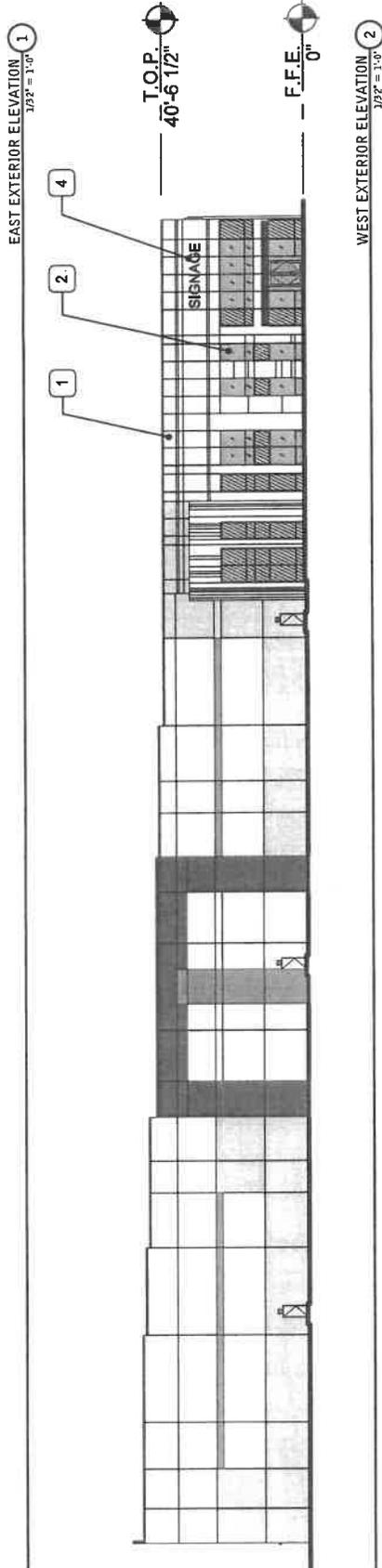
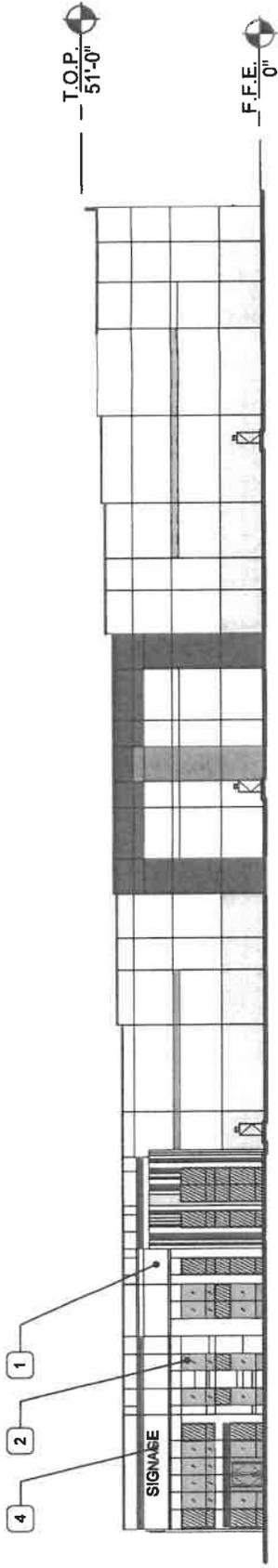
PROPOSED ELEVATIONS

ARCHITECTURAL REVIEW
STONEMONT LOCUST GROVE BUILDING A
 FINE GROVE ROAD
 LOCUST GROVE, GEORGIA 30248, AT122-4084-00

PAGE
ARI

11/07/23

WARE MALCOMB



KEYNOTES

- BASE COLOR: SW 7757 - HIGH REFLECTIVE WHITE
 - SECONDARY COLOR: SW 7064 - PASSIVE
 - ACCENT COLOR: SW 7068 - GRIZZLE GRAY
 - ACCENT COLOR: SW 0031 - DUTCH TILE BLUE
-
- 1 PAINTED TILT-UP CONCRETE PANEL
 - 2 ENERGY-EFFICIENT GLAZING
 - 3 CLIENT BRANDING
 - 4 SIGNAGE PROVIDED BY TENANT

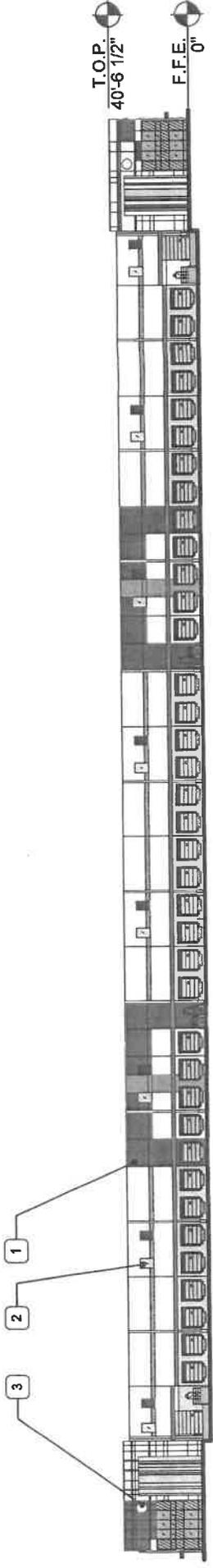


This conceptual design is based upon a preliminary review of applicable requirements and an assessment of possible alternatives. It is intended merely to provide a general impression of the proposed design and does not constitute a final architectural plan or specification. All items shown are for informational purposes only. Refer to material samples for actual color verification.

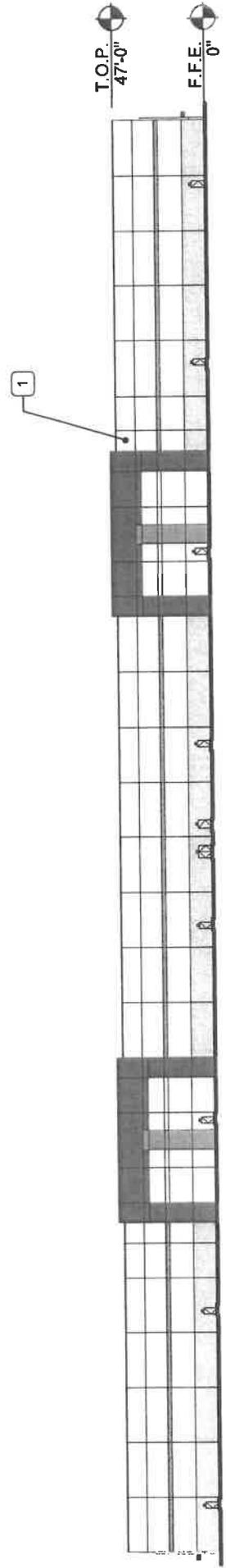
LOCUST GROVE ARCHITECTURAL REVIEW
STONEMONT LOCUST GROVE BUILDING A
 PINE GROVE ROAD
 LOCUST GROVE, GEORGIA 30249, ATL22-0034-00

PROPOSED ELEVATIONS





SOUTH EXTERIOR ELEVATION 2
1" = 50'-0"



NORTH EXTERIOR ELEVATION 1
1" = 50'-0"

KEYNOTES

- BASE COLOR: SW 7757 - HIGH REFLECTIVE WHITE
- SECONDARY COLOR: SW 7064 - PASSIVE
- ACCENT COLOR: SW 7068 - GRIZZLE GRAY
- ACCENT COLOR: SW 0031 - DUTCH TILE BLUE

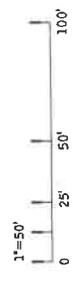
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- 3 CLIENT BRANDING
- 4 SIGNAGE PROVIDED BY TENANT

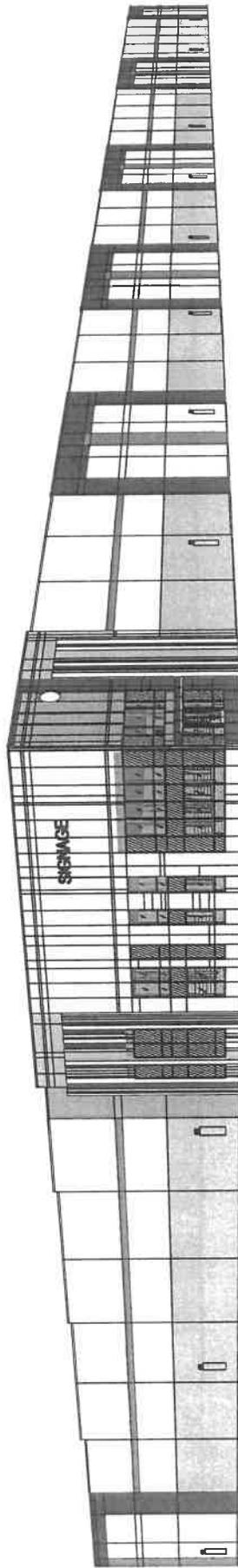


This conceptual design is based upon preliminary analysis and does not constitute a contract. It is intended to provide a general impression of the proposed design and is subject to change without notice. It is not intended to be used for construction purposes and does not constitute a contract. It is not intended to be used for construction purposes and does not constitute a contract. It is not intended to be used for construction purposes and does not constitute a contract.

PROPOSED ELEVATIONS

LOCUST GROVE ARCHITECTURAL REVIEW
STONEMONT LOCUST GROVE BUILDING A
 PINE GROVE ROAD
 LOCUST GROVE, GEORGIA 30248, ATL22-0034-00





This conceptual design is based upon a preliminary review of engineering requirements and an intended final design. It is not intended to be used for construction purposes. All construction details and materials shall be determined by the architect and shall be subject to the final design and construction documents. All construction details and materials shall be determined by the architect and shall be subject to the final design and construction documents.

STONEMONT
FINANCIAL GROUP

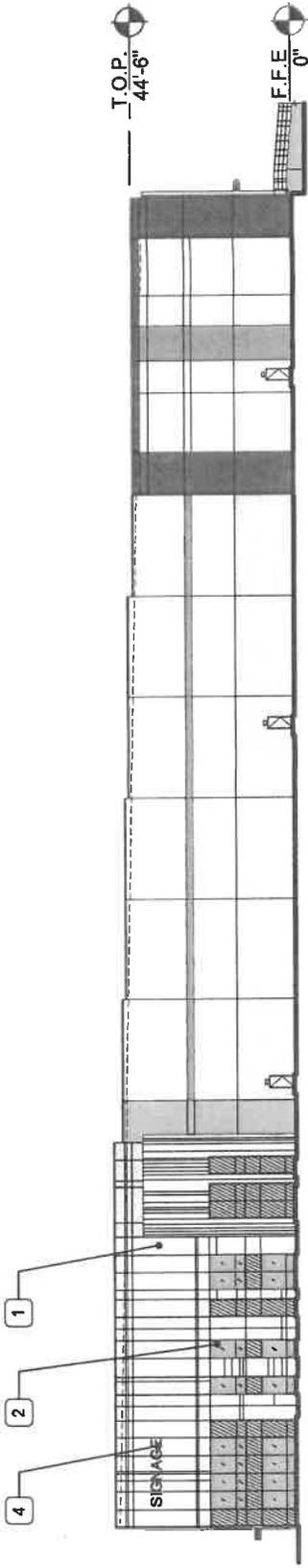
PROPOSED ELEVATIONS

ARCHITECTURAL REVIEW
STONEMONT LOCUST GROVE-BUILDING B
 PINE GROVE ROAD
 LOCUST GROVE, GEORGIA 30249, ATL22-004-00

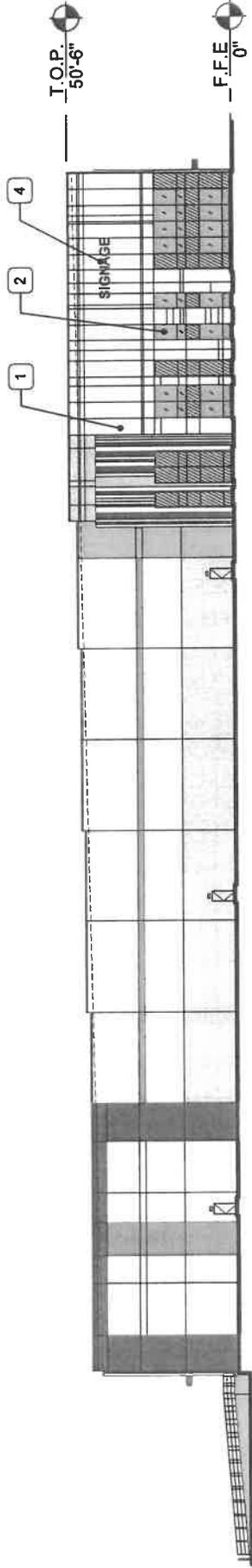
PAGE
AR1

11/07/22

WARE MALCOMB



NORTH EXTERIOR ELEVATION 2
1/32" = 1'-0"



SOUTH EXTERIOR ELEVATION 1
1/32" = 1'-0"

KEYNOTES

- BASE COLOR: SW 7757 - HIGH REFLECTIVE WHITE
 - SECONDARY COLOR: SW 7064 - PASSIVE
 - ACCENT COLOR: SW 7068 - GRIZZLE GRAY
 - ACCENT COLOR: SW 0031 - DUTCH TILE BLUE
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- 1 PAINTED TILT-UP CONCRETE PANEL
 - 2 ENERGY-EFFICIENT GLAZING
 - 3 CLIENT BRANDING
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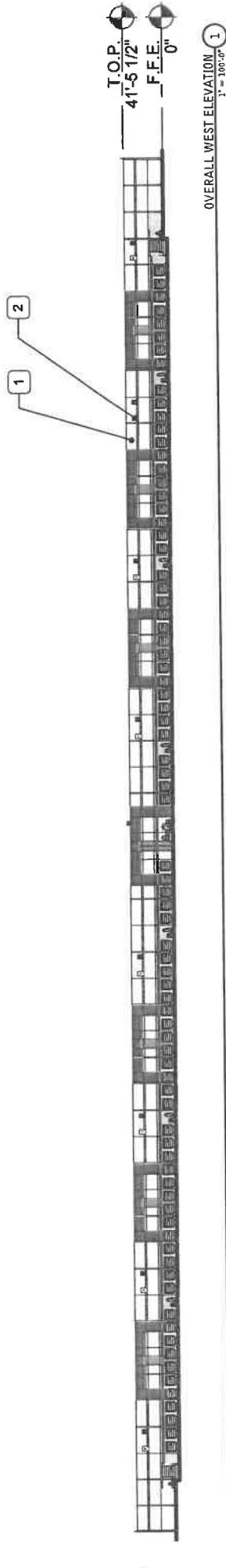
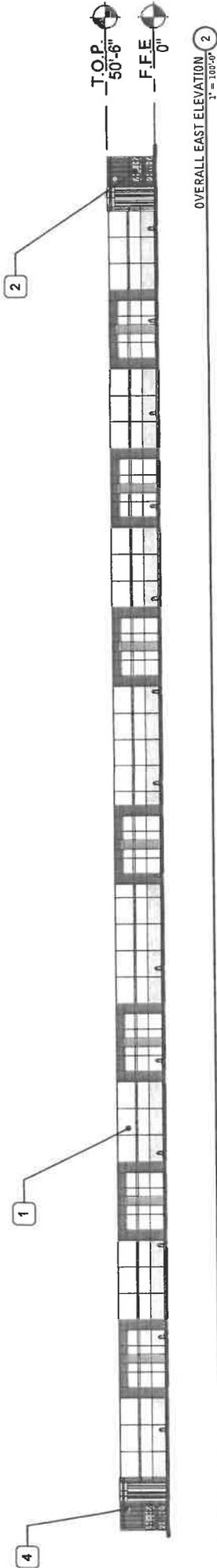


This document is to be used for informational purposes only. It is not intended to be used for construction or other purposes. It is subject to change without notice and is not a contract. It is intended to be used for informational purposes only. It is not intended to be used for construction or other purposes. It is subject to change without notice and is not a contract.

PROPOSED ELEVATIONS

ARCHITECTURAL REVIEW
STONEMONT LOCUST GROVE-BUILDING B
 1100722
 11/07/22
 PINE GROVE ROAD
 LOCUST GROVE, GEORGIA 30248, AT122-00344-00

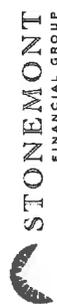




KEYNOTES

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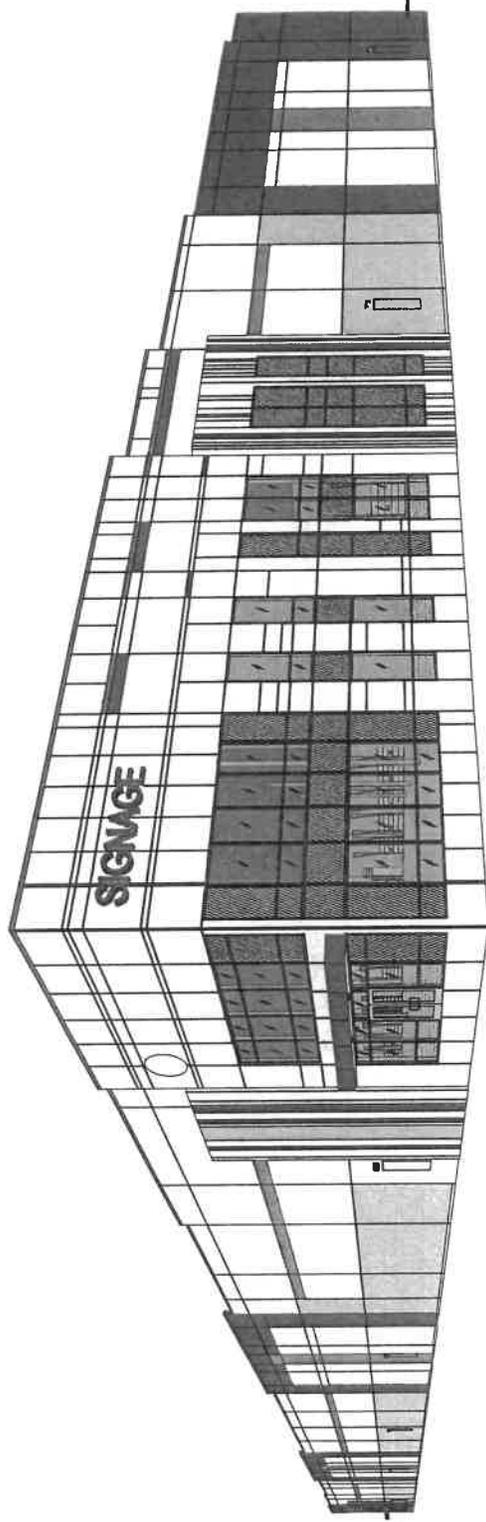
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- 4 SIGNAGE PROVIDED BY TENANT



This conceptual design is based upon a preliminary review of preliminary requirements and site conditions. It is not intended to be a final design and is subject to change. All data shown are for information only and does not constitute a professional engineering or architectural drawing. All data shown are for information only and does not constitute a professional engineering or architectural drawing.

ARCHITECTURAL REVIEW
STONEMONT LOCUST GROVE-BUILDING B
 PINE GROVE ROAD
 LOCUST GROVE, GEORGIA 30249, AT LZ-0031-400

1.107/72
 WARE MALCOLM
 AR3



STONEMONT
FINANCIAL GROUP

This rendering depicts a hypothetical case of settlement, and is not intended to be used in any way to represent the actual building information, and is intended only to be used in connection with the proposed settlement. Please do not use this rendering for any other purpose without the prior written consent of the architect. Refer to the contract documents for more information.

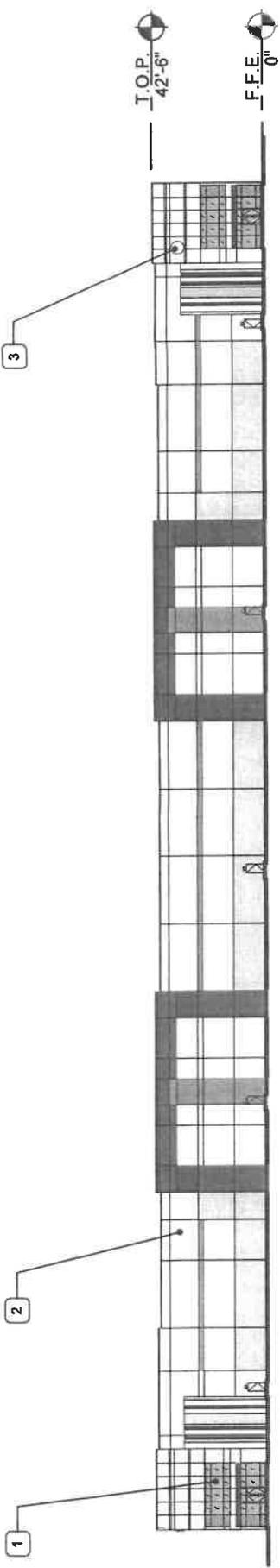
PROPOSED ELEVATIONS

ARCHITECTURAL REVIEW
STONEMONT LOCUST GROVE BUILDING C
 PINE GROVE ROAD
 LOCUST GROVE, GEORGIA 30248, ATL 22-0034-00

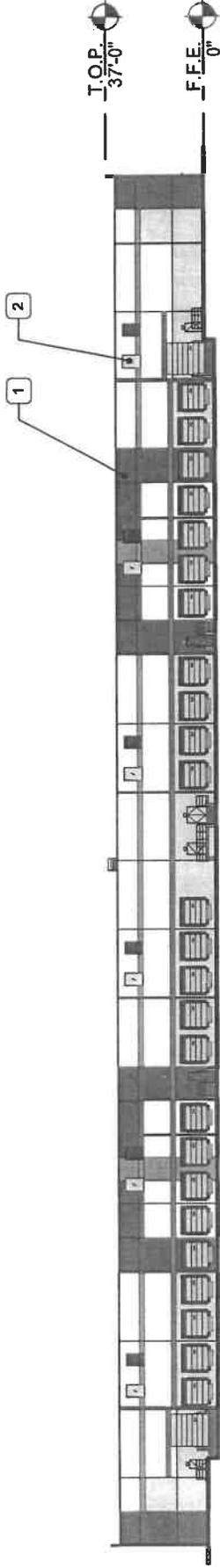
WARE MALCOMB

11/07/22

PAGE
ARI



EAST EXTERIOR ELEVATION 1
1" = 40'-0"



WEST EXTERIOR ELEVATION 2
1" = 40'-0"

KEYNOTES

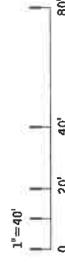
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 - ACCENT COLOR: SW 7068 - GRIZZLE GRAY
 - ACCENT COLOR: SW 0031 - DUTCH TILE BLUE
-
- 1 PAINTED TILT-UP CONCRETE PANEL
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This document is intended for informational purposes only and does not constitute an offer of insurance. Insurance coverage is provided by member companies of the Stonemont Financial Group. Insurance coverage is provided by member companies of the Stonemont Financial Group. Insurance coverage is provided by member companies of the Stonemont Financial Group.

PROPOSED ELEVATIONS

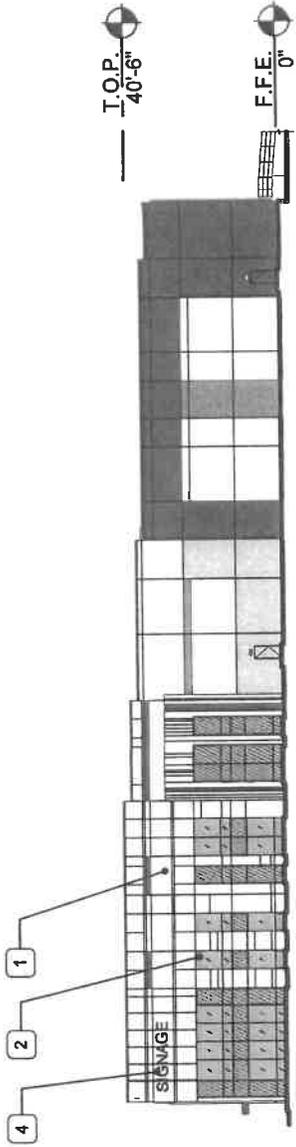
ARCHITECTURAL REVIEW
STONEMONT LOCUST GROVE BUILDING C
 PINE GROVE ROAD
 LOCUST GROVE, GEORGIA 30248, ATL 22-0034-00



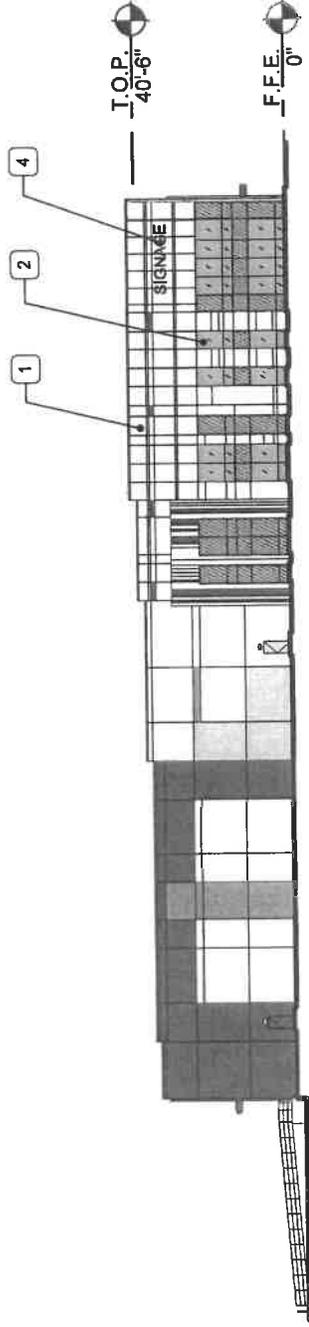
DATE
AR2

3/10/22

WARE MALCOLM



NORTH EXTERIOR ELEVATION 2
1/32" = 1'-0"



SOUTH EXTERIOR ELEVATION 1
1/32" = 1'-0"

KEYNOTES

- BASE COLOR: SW 7757 - HIGH REFLECTIVE WHITE
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ARCHITECTURAL REVIEW
STONEMONT LOCUST GROVE BUILDING C
 PINE GROVE ROAD
 LOCUST GROVE, GEORGIA 30246, AT LCEP004-000

PROPOSED ELEVATIONS



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Items – FY 22 Budget Update/Transportation SSD-Bonding /
Memorial Garden – Veterans Memorial Update

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: General Fund 100 (LMIG)/Fund 4210 Street Paving/SPLOST V

Date Received: December 15, 2022

Workshop Date: December 19, 2022

Regular Meeting Date: N/A

Discussion:

Since I am away this week for Jury Duty in Fulton County, I will be working on these upon completion of my charge by the County.

1. Update on budget for ending period – substantial increase in Insurance Premium Tax than what was expected.
2. Scatter Garden/Veterans Park – Working on updates for going out to bid with recommendations on materials selection and next steps.
3. LMIG 23 – Update on this with “pooling” for 2 – 3 years for project with grant
4. Transportation Service District – Bonding: Next steps once completion of homestead exemption was approved.

Will e-mail out the exhibits upon completion.

Tim



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Resolution for LMIG for 2023 Application

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: General Fund 100 (LMIG)/Fund 4210 Street Paving/SPLOST V

Date Received: December 15, 2022

Workshop Date: December 19, 2022

Regular Meeting Date: N/A

Discussion:

Attached hereto is a Resolution and supporting documentation for the 2023 LMIG Program application for the expenditure of certain funds awarded by GDOT in the Local Maintenance Improvement Grants Program, which is now vastly accelerated due to TSPLOST and SPLOST V in getting projects advanced. Due to the relatively small amount of funding relative to the costs, we are working on accumulating this for 2 – 3 years for a more robust project.

Recommendation:

APPROVE RESOLUTION TO AUTHORIZE THE CITY MANAGER TO APPLY FOR CERTAIN PROJECTS IN THE 2023 GRANT LMIG PROGRAM.

RESOLUTION _____

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO APPLY FOR CERTAIN PROJECTS FOR THE 2023 LOCAL MAINTENANCE IMPROVEMENT GRANT “LMIG” PROGRAM; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ALL NECESSARY DOCUMENTS; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING INCONSISTENT PROVISIONS; AND FOR OTHER PURPOSES.

WITNESSETH:

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

WHEREAS, the Georgia Department of Transportation has established an electronic reporting format for the state’s Local Maintenance Improvement Grant (“LMIG”) Program for the annual reporting of projects for local road maintenance; and,

WHEREAS, the City Manager has prepared a draft proposed list of projects as attached hereto as Exhibit A that have been discussed previously at prior meetings and in the budgetary process; and,

WHEREAS, the Mayor and Council desire to expend our LMIG grant amount along with local match of a minimum of thirty percent (30%) for these projects; and,

WHEREAS, the City Council hereby authorizes the Mayor and City Clerk to execute all necessary documents for the LMIG grant process, including the electronic transmittal by the City Manager or his designee to the Georgia Department of Transportation by December 30, 2022; and,

WHEREAS, the Mayor and Council are committed in maintaining a superior network of streets and highways for the residents and business owners throughout the city for continued mobility and safety;

WHEREAS, the Mayor and Council of the City of Locust Grove, Georgia, 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 of the citizens of the City, have determined it to be in the best interest 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 City of Locust Grove 2023 LMIG Project List as attached hereto as **Exhibit A** is hereby approved for transmittal to the Georgia Department of Transportation.

2. **Attestation.** The City Council of Locust Grove does hereby authorize the City Clerk to attest the signature of any City official appearing on the request and any related documents, to affix the official seal of the City thereto, as necessary, and to place this Resolution and an executed copy of any related documents among the official records of the City for future reference.
3. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
4. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
5. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 19th day of December, 2022.

ROBERT PRICE, MAYOR

ATTEST:

APPROVED AS TO FORM:

MISTY SPURLING, City Clerk
(seal)

CITY ATTORNEY

EXHIBIT A

**FY 2023 LMIG PROJECT LIST
UPDATE LETTER and SUBMITTAL FORM**

To follow prior to the meeting...





Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Resolution for LMIG for 2023 Application

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: General Fund 100 (LMIG)/Fund 4210 Street Paving/SPLOST V

Date Received: December 15, 2022

Workshop Date: December 19, 2022

Regular Meeting Date: N/A

Discussion:

Attached hereto is a Resolution and supporting documentation for the 2023 LMIG Program application for the expenditure of certain funds awarded by GDOT in the Local Maintenance Improvement Grants Program, which is now vastly accelerated due to TSPLOST and SPLOST V in getting projects advanced. Due to the relatively small amount of funding relative to the costs, we are working on accumulating this for 2 – 3 years for a more robust project.

Recommendation:

APPROVE RESOLUTION TO AUTHORIZE THE CITY MANAGER TO APPLY FOR CERTAIN PROJECTS IN THE 2023 GRANT LMIG PROGRAM.

RESOLUTION _____

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO APPLY FOR CERTAIN PROJECTS FOR THE 2023 LOCAL MAINTENANCE IMPROVEMENT GRANT “LMIG” PROGRAM; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ALL NECESSARY DOCUMENTS; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING INCONSISTENT PROVISIONS; AND FOR OTHER PURPOSES.

WITNESSETH:

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

WHEREAS, the Georgia Department of Transportation has established an electronic reporting format for the state’s Local Maintenance Improvement Grant (“LMIG”) Program for the annual reporting of projects for local road maintenance; and,

WHEREAS, the City Manager has prepared a draft proposed list of projects as attached hereto as Exhibit A that have been discussed previously at prior meetings and in the budgetary process; and,

WHEREAS, the Mayor and Council desire to expend our LMIG grant amount along with local match of a minimum of thirty percent (30%) for these projects; and,

WHEREAS, the City Council hereby authorizes the Mayor and City Clerk to execute all necessary documents for the LMIG grant process, including the electronic transmittal by the City Manager or his designee to the Georgia Department of Transportation by December 30, 2022; and,

WHEREAS, the Mayor and Council are committed in maintaining a superior network of streets and highways for the residents and business owners throughout the city for continued mobility and safety;

WHEREAS, the Mayor and Council of the City of Locust Grove, Georgia, 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 of the citizens of the City, have determined it to be in the best interest of the citizens of the City, that this Resolution be adopted.

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2. **Attestation.** The City Council of Locust Grove does hereby authorize the City Clerk to attest the signature of any City official appearing on the request and any related documents, to affix the official seal of the City thereto, as necessary, and to place this Resolution and an executed copy of any related documents among the official records of the City for future reference.
3. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
4. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
5. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 19th day of December, 2022.

ROBERT PRICE, MAYOR

ATTEST:

APPROVED AS TO FORM:

MISTY SPURLING, City Clerk
(seal)

CITY ATTORNEY

EXHIBIT A

**FY 2023 LMIG PROJECT LIST
UPDATE LETTER and SUBMITTAL FORM**

To follow prior to the meeting...

