

CITY OF LOCUST GROVE

REGULAR MEETING AGENDA

MONDAY JANUARY 2, 2023 – 6:00 P.M.

PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.

LOCUST GROVE, GA 30248

CALL TO ORDER..... Mayor Robert Price

INVOCATION..... Assistant City Manager Bert Foster

PLEDGE OF ALLEGIANCE..... Councilman Taylor

APPROVAL OF THE AGENDA Mayor Robert Price (Motion Required)

PUBLIC COMMENTS..... Register with Clerk Before Meeting

PUBLIC HEARING ITEMS None

APPROVAL OF THE MINUTES.....3 Items

1. December 5, 2022, Regular Meeting Minutes (Motion Required)
2. December 19, 2022, Workshop Meeting Minutes (Motion Required)
3. December 19, 2022, Executive Session Meeting Minutes (Motion Required)

ACCEPTANCE OF THE FINANCIAL STATEMENT.....1 Item

4. November 2022 Financial Statement (Motion Required)

UNFINISHED BUSINESS/ACTION ITEMS.....9 Items

5. Ordinance to amend the City Code to expand the definition of a commercial vehicle and to provide regulations for their parking and/or storage (Motion Required)
6. Ordinance to amend Title 15, adding Chapter 15.46, Parking Standards, including provisions for gravel parking for "Tractor-Trailer Truck and Oversized Vehicle Parking Lots" – (Motion Required)
7. 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) - (Motion Required)
8. Ordinance to declare and certify abandoned a portion of public right-of-way known as Price Drive located between Bill Gardner Parkway and Price Drive (Motion Required)
9. Resolution approving the architectural plans submitted for proposed CarMax buildings to be located on Price Dr.
10. Resolution approving the architectural plans submitted for proposed warehouse buildings to be located on Highway 42.
11. Resolution to reappoint Betty Shearouse to the Historic Preservation Commission (Motion Required)
12. Resolution to reappoint Sherry Moon to the Downtown Development Authority (Motion Required)
13. Resolution to reappoint Stephanie Epps to the Downtown Development Authority (Motion Required)

NEW BUSINESS/ACTION/DISCUSSION ITEM.....1 Item

14. Ordinance for appointment of offices for the 2023 calendar year (Motion Required)

CITY MANAGER'S COMMENTS Tim Young

COUNCIL COMMENTS.....Council

MAYOR'S COMMENTS Mayor Robert Price

EXECUTIVE SESSION – (IF NEEDED)

ADJOURN

POSTED AT CITY HALL –December 28, 2022, at 16:30

ADA Compliance: Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the City Clerk at (770) 957-5043 promptly to allow the City to make reasonable accommodations for those persons. Public Comment may be limited to no more than ten (10) minutes with up to 3 minutes per requesting applicant to speak. Please register your NAME and ADDRESS prior to the beginning of the meeting with the City Clerk.

**City of Locust Grove
Council Meeting Minutes
Public Safety Building – Courtroom Chamber
3640 Highway 42 S. – Locust Grove, GA 30248
Monday, December 5, 2022
6:00 PM**

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

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

Invocation given by City Manager Tim Young

Councilman Breedlove led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the December 5, 2022, meeting agenda.

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

PUBLIC COMMENTS –

- **FY 2021 Financial Audit presentation – Rushton and Associates**

Mr. Chris Hollifield from Rushton and Associates stepped forward to present the findings of the FY 2021 audit. Mr. Hollifield said thank you to Tim and Misty and all the staff for their help. This has been a very thorough audit and Mr. Hollifield reviewed the slides on the overhead screen. Mr. Hollifield said the city is in a very good financial position with 7.7 months [reserve] fund balance and no instances of the city being non-compliant.

Mr. Hollifield said there will be one change that will affect the 2022 audit year related to GASB 34 (Government Accounting Standards Board). This will specifically change the way the operating-type leases that we have are completed and reported.

Councilman Greer asked about the comment “segregating duties” in the audit opinion letter. Mr. Hollifield said this is specifically for separating duties, for instance (processing of vendor payments). An audit is a lot of work aside from the normal day-to-day finance or responsibilities;

therefore, at year end we are suggesting hiring someone from outside to help with the audit and closing out year end.

Councilman Williams asked about the payroll comments [time sheet approvals]. Mr. Hollifield said he and his team look for evidence of approval for individual timesheets that the supervisor or department head approved time for that period. Also, for pay increases, and who has control over those increases.

Councilman Breedlove asked for clarity on weaknesses and deficiencies and Mr. Hollifield said with the different levels [material weaknesses is more severe than significant deficiencies].

Councilman Williams asked about the new employee [Account Specialist] responsibilities. Mr. Young said she was hired in July as part of the auditor's recommendation to separate duties related to accounts payable and receivable. She works alongside the accounts payable clerk and managing fixed assets, purchase orders, new vendor set-up and other tasks that the City Clerk was overseeing. Mr. Young said with the city growing we will need additional staff in the next two years.

Councilman Greer asked if Incode software captures rate increases, and Mr. Young said yes, it is documented in the system; however, there is no paperwork trail as suggested by the Auditor.

Councilman Boone asked for clarity of the software issues. Mr. Young said there are previous year trial balance issues that Misty is working on correcting with suggestions from Incode support. Also, credit card reconciliation has always been hard to decipher what has cleared; however, with upgrades to Tyler Payments, hoping this resolves those issues.

Councilman Shearouse asked if we have procedures (operation manual) that we are not following? Mr. Hollifield said there is no procedure manual.

Councilman Greer said staff should make a list and notify council of needs so that we can get city in compliance. Mr. Young said there is a list, and we will provide it for you. Our workload has grown; however, the staff has not.

PUBLIC HEARING ITEMS – NONE

APPROVAL OF THE MINUTES –

1. NOVEMBER 7, 2022 - REGULAR MEETING MINUTES –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the November 7, 2022, regular meeting minutes.

RESULT	APPROVED NOVEMBER 7, 2022, REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

2. NOVEMBER 7, 2022 – EXECUTIVE SESSION MEETING MINUTES –

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the November 7, 2022, executive session meeting minutes.

RESULT	APPROVED NOVEMBER 7, 2022, EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

3. NOVEMBER 21, 2022- WORKSHOP MEETING MINUTES –

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the November 21, 2022, workshop meeting minutes.

RESULT	APPROVED NOVEMBER 21, 2022, WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT –

4. OCTOBER FINANCIAL STATEMENT –

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

RESULT	APPROVED OCTOBER 2022, FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

UNFINISHED BUSINESS/ACTION ITEMS –

5. Ordinance to regulate short-term rental properties within the City of Locust Grove

Mr. Young said the staff has outlined changes that were mentioned at the last meeting.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance **#22-12-073.**

RESULT	APPROVED ORDINANCE #22-12-073
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

6. Ordinance to approve a stream buffer variance to allow grading and paving into the required 75 ft. impervious buffer for a 903,200 +/- sq. ft. warehousing development –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving ordinance **#22-12-074.**

RESULT	APPROVED ORDINANCE #22-12-074
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – FIVE IN FAVOR (WILLIAMS, SHEAROUSE, BOONE, TAYLOR, AND BREEDLOVE) AND ONE OPPOSED (GREER)

7. Ordinance to adopt the FY 2023 Operating and Capital Improvements Budget –

Mr. Young said we made changes to account for the LOST revenue reduction in light of the agreed LOST division amongst the various cities.

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving ordinance #22-12-075

RESULT	APPROVED ORDINANCE #22-12-075
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

8. Resolution to authorize the installation of traffic calming devices on Jackson Street –

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request for option number (2) two by approving resolution #22-12-076.

RESULT	APPROVED RESOLUTION #22-12-076 OPTION #2.
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

Councilman Boone asked if the option number two is rubber and Mr. Foster said yes, and the sections can be replaced as needed (without having to replace the entire piece).

Councilman Greer asked how many devices this is proposed for. Mr. Foster said Councilman Boone is requesting five devices between Grove Road and Highway 42. Mr. Foster said he recommends staff and Chief Austin study the area to determine the accurate number needed.

Chief Austin stepped forward to comment. Chief Austin said the devices will be 1,000 ft. apart to help with acceleration between. Discussion took place about the durability of asphalt versus rubber. Councilman Boone asked what speed these devices are expected to slow a driver to. Mr. Rose said 15-20 mph depending on the speed at the time of approaching the bump.

Attorney Andy Welch said tonight we are only deciding what option [device]; not determining the location at this time. Councilman Greer said the type of device would determine how many are needed and discussion took place.

Councilman Boone asked what the price options are. Mr. Foster said \$429.00 each and an additional \$50.00 each for endcaps.

Councilman Breedlove asked why staff is recommending option (2) two? Mr. Foster said because the modulars can be replaced easily with this option. Discussion took place about the vehicle speed (at time of approach). Nothing further.

Attorney Andy Welch said staff will bring back recommendation of device locations for council to approve at another meeting.

9. Ordinance to prescribe the scheduling of regular meetings of the Mayor and Council for Calendar year 2023 –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance #22-12-077

RESULT	APPROVED ORDINANCE #22-12-077
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

NEW BUSINESS/ACTION/DISCUSSION ITEMS –

10. Joint resolution on the LOST distribution certificate for the 2023-2032 distribution period –

Mr. Young said we met with designated representatives from (sister) cities, and the agreement reached is 5.5% (Locust Grove and Hampton) and 11.5% (McDonough and Stockbridge). Attorney Andy Welch said if our (sister) cities were greedy they could have asked for 13% and we would have only received 4%. The cities each showed unity and collaboration with reaching an agreement.

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving resolution #22-12-078

RESULT	APPROVED RESOLUTION #22-12-078
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

CITY MANAGER’S COMMENTS –

Mr. Young said we will be closed on December 23, 2022, and December 26, 2022, for Christmas and closed on December 30, 2022, for New Year’s. Mr. Young said the information for CID and bonding [infrastructure] will be coming by the end of year or sometime in January. Thank you to all staff who volunteered at Christmas in the Grove. Nothing further.

Councilman Breedlove asked the status of the City Hall (digital sign). Mr. Young said we are waiting for the contractor to come back for a wiring issue.

COUNCIL COMMENTS – NONE

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – NONE

ADJOURNMENT –

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

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 7:20 PM.

Notes taken by:

Misty Spurling, City Clerk

City of Locust Grove
Council Workshop Meeting Minutes
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248
Monday, December 19, 2022
6:00 PM

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

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

Invocation given by Community Development Director Daunté Gibbs

Councilman Greer led the Pledge of Allegiance

APPROVAL OF AGENDA –

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

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

PUBLIC COMMENTS –

PUBLIC HEARING ITEMS –

- 1. Preliminary Concept Plan review for 47.49 +/- acres (Parcel ID 113-01021007) in LL 169 of the 2nd district located on Strong Rock Parkway -**

Community Development Director Daunté Gibbs stepped forward. Mr. Gibbs said this is a request from Mill Creek Residential for a proposed PD (Planned Development) for multifamily and commercial uses. Mr. Gibbs said staff recommends approval with 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*

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

Mr. Josh Mahoney, the attorney on behalf of Mill Creek Residential stepped forward to comment. Mr. Mahoney said he is accompanied by Jason Wadsworth of Mill Creek Residential. Mr. Mahoney said Mill Creek is a residential developer established in 2011 who prefers to develop and hold onto their developments for at least ten years. Mill Creek Residential purchases the land, develops and manages all their properties. Mr. Mahoney said changes were made to this plan to update roads, but the plan hasn't changed. We have been made aware of Strong Rock Schools interest and met with the school leadership last week. Further, Mr. Mahoney said his team would like to continue to work with the school and council members and discuss what they can do to make this work. We are striving for the January 2, 2023, deadline. Nothing further.

Mayor Price asked for public comments from anyone opposed to the request to come forward.

Mr. Matt McCord stepped forward to comment. Mr. McCord said he is an attorney, dad and member of Strong Rock School Trustees and said he is speaking against this request. Mr. McCord said Strong Rock School has more than one thousand families involved in this community and the school has invested over \$11.5 million dollars in the past 15 years (in Locust Grove). The subject area is comprised of education, medical, and hospitality. This property was sold to a medical facility (Piedmont Healthcare), but had we known their intentions, we would likely not have sold the property to them. The traffic impact this will have on the school and the surrounding area would be a burden to everyone. We also have a football stadium, which would conflict with those surroundings due to the noise and lights. Mr. McCord said the school would have to add a fence and increase security options, which will be an expense that the school would not otherwise have intended. Mr. McCord said he is not anti-growth; however, he is anti [this kind of] growth. Nothing further.

Mr. Cliff Shearouse, resident in proximity of this request, stepped forward to comment. Mr. Shearouse said the infrastructure is strictly not feasible for this type of development. If the infrastructure is not addressed this will not work. Mr. Shearouse said there are over 700 dwellings already approved for Locust Grove, and if this moves forward, that number will increase even more. Mr. Shearouse said, "we as residents are not ready for this fast-paced growth" and requests the Council put a hold on further growth until a better plan is in place. Nothing further.

Mayor Price closed the public hearing and asked for comments from the Council.

Councilman Greer asked Mr. McCord if the \$11.5 million is just for the Strong Rock School (facility) that has been invested. Mr. McCord said that is for the two campuses we have right now. Councilman Greer asked how much financially contributes to the City of Locust Grove? Mr. McCord said he would have to research because he is not sure. Councilman Greer asked Mr. McCord what he would propose this land be developed as? Mr. McCord said he is not specifically saying a hospital, but a medical nonresidential (doctor office). Councilman Greer asked Mr. McCord if Strong Rock School would be interested in repurchasing the property? Mr. McCord said he is not able to answer on their behalf.

Councilman Greer made a comment to Mr. Shearouse that he agrees with infrastructure concerns.

Councilman Williams asked Mr. Mahoney if his discussions were with the board members? Mr. Jason Wadsworth with Mill Creek Residential said they met with the school (leadership) last Thursday morning to discuss concerns. One of their concerns is the main entrance of the school would be across from the main entrance of the development. Mr. Wadsworth said they would extend Strong Rock Parkway to avoid that conflict and Strong Rock also requested the community be gated and our team agreed to do so.

Councilman Williams asked what age of residents will this attract? Mr. Wadsworth said the product is two- and three-bedroom units. These will not be age restricted, but likely the two bedrooms will appeal to younger age groups and three bedrooms would attract families most likely. Councilman Williams asked what would prevent residents from trying to use the school facilities being that close in proximity? Mr. Wadsworth said they can't guarantee anyone's security; however, the site plan shows we will have amenities including a fitness center, pool, and multi-purpose field where residents will have areas to play and exercise.

Councilman Shearouse asked if Mill Creek Residential will manage the property? Mr. Wadsworth said yes, we build and manage for at least ten years. Mr. Shearouse made a comment he noticed this was apartments but now condos? Mr. Wadsworth said the plan was for townhomes originally, but we are calling them condos and Mill Creek will own every unit. Mr. Mahoney said R-3 is meant for condos, but we are working towards the PD zoning and propose the layout and use and discussion took place. Mr. Wadsworth said this plan does not have one-bedrooms and there will be an equal number of two and three bedrooms (107 two-bedrooms and 108 three-bedrooms).

Discussion took place about the commercial intentions and Mr. Mahoney reviewed the intended location of the commercial use on the plan. Mr. Mahoney said we don't have a commercial customer secured to date. Councilman Shearouse asked what type of commercial do you want to attract? Mr. Wadsworth said a strip type center with various clients.

Councilman Shearouse asked Mr. Wadsworth if he is in agreeance with Mr. McCord and his concerns? Discussion took place and Mr. Wadsworth said he sent confirmation to the school leadership that he has agreed to what the school is requesting.

Councilman Greer said there is a lot of uncertainty on the request and asked Mr. Gibbs to clarify.

Mr. Gibbs said it is very unclear now if the applicant is requesting RM-2 or RM-3. Mr. Gibbs said this request is for RM-3 and if they are shifting to RM-2, Mr. Gibbs said he would suggest the council table the request.

Councilman Greer asked Mr. Mahoney what they are requesting. Mr. Mahoney said they are requesting pod designations be changed to R-3 pod to allow for townhomes. Mr. Gibbs said RM-3 represents condos and RM-2 is townhomes and told Mr. Mahoney that they are not on the same page with staff. Mr. Mahoney said this is the direction they were told to go.

Councilman Boone said the review says this is for 215 condo units; however, evaluation report says 211 townhomes. Mr. Mahoney said condos are a form of ownership but owned with some common space and is just a layout (so to speak); however, the form factor will be townhomes.

Mr. Young told Mr. Mahoney he should meet with our staff so that we can understand the request. Mr. Young said PD is a floating zone, there is flexibility in terms of setbacks but not uses.

Councilman Boone asked what the rental rate will be. Mr. Wadsworth said according to a recent market study, the average is \$2300 month [\$2,100 two bedroom and \$2,300-\$2,400 for a three bedroom]. Councilman Boone asked if Mill Creek has made changes to the entrance based on Strong Rock staff concerns? Mr. Wadsworth said we haven't had time to prepare the plan of intent on the entrance. Discussion took place about the on-site garages and their intended use and on-street parking.

Mr. Young said this is a plan concept review and with the feedback and concerns staff will review and change as needed.

Mr. David Mann, President at Strong Rock school stepped forward to comment. Mr. Mann said this is the 16th year for Strong Rock as a school and attracts lots of families and students in this community. Mr. Mann thanked Councilman Greer and Councilman Williams for their comments and concerns about the security of the property. Mr. Mann said if the development is approved, we would require gated entrance and fencing around the school. Mr. Mann said he is opposed to this type of development for this location but not growth in general. There are concerns about traffic and the noise and lights from our facilities would have an impact on surrounding residents. Further, Mr. Mann said part of the \$250 million dollar investment is an amphitheater and a discussion took place. Mr. Mann said he did meet last Thursday with Mill Creek staff and although it was a pleasant meeting, Mr. Mann said he is opposed to this kind of growth.

Mr. Gibbs said the ordinance allows 30 days to provide feedback and staff will not accept anything further until the council gives feedback.

2. Ordinance to amend the City Code to expand the definition of a commercial vehicle and to provide regulations for their parking and/or storage –

Assistant City Manager Bert Foster stepped forward. Mr. Foster said this was discussed at the retreat in October 2022 and amendments were made accordingly. Mr. Foster reviewed the amendments as indicated in red on the item discussion sheet.

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

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

Mayor Price asked for comments from Council.

Councilman Breedlove made a comment about Church property and only their vehicles [church buses] can be allowed for parking.

Councilman Greer referenced page 2 (Parking and Storage of Commercial Vehicles): "properties five (5) acres or greater in size" and asked for clarity. Mr. Foster said yes, RA (residential-agricultural) properties or we could include the option for three (3) acres if needed. Mr. Foster said we borrowed some of the language from Henry County's ordinance.

Mr. Young said most are written and geared to subdivision developments.

Councilman Greer said the HOA of the subdivision could deal with some of these issues but trying to eliminate tractor-trailer parking is another issue. We need to be very mindful of the language as written to make sure nothing can be interpreted incorrectly.

Councilman Williams asked if this ordinance would eliminate tractor-trailer parking in Walmart parking lots. Mr. Foster said yes. Councilman Greer asked if staff has talked to anyone at Walmart or Ingles? Mr. Foster said they are not objective to tractor-trailer parking. Nothing further.

3. Ordinance to amend Title 15, adding Chapter 15.46, Parking Standards, including provisions for gravel parking for “Tractor-Trailer Truck and Oversized Vehicle Parking Lots” –

Community Development Director Daunté Gibbs stepped forward. Mr. Gibbs said this is a proposed city-initiated ordinance amendment to allow gravel parking surfaces for tractor-trailer trucks. These standards will come from the old code and reformatted.

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

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

Mayor Price asked for comments from Council.

Councilman Boone asked if we should require that an on-site maintenance to ensure the upkeep. Mr. Gibbs said we can include language to require it to be maintained properly. Mr. Young said it should be an automatic condition of conditional use.

Councilman Greer asked could existing businesses change over to gravel parking and Mr. Gibbs said the business could request a conditional use if they wanted to change from asphalt to gravel parking.

Councilman Shearouse asked if staff was approached about the need for a parking lot. Mr. Gibbs said yes, about two years ago; however, we had no provisions in place. Councilman Shearouse asked is their advantage to the city by doing this and why is concrete parking an issue. Mr. Gibbs said the wear and tear on the concrete/asphalt, and it is very expensive to repair. Gravel is easier to maintain. Nothing further.

4. 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) –

Mr. Gibbs said this is a city-initiated ordinance amendment to add tractor-trailer parking lot to M-1 zoning district. This would require an approved conditional use granted by Council. Nothing further.

Mayor Price asked for any comments from anyone in favor of the request. There were no comments.

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

Mayor Price asked for comments from Council and no comments.

Mr. Gibbs said this is NAICS code #812930. Nothing further.

5. Ordinance to declare and certify abandoned a portion of public right-of-way known as Price Drive located between Bill Gardner Parkway and Price Drive –

Mr. Foster stepped forward. Mr. Foster said this an ordinance to abandon a portion of the public right-of-way of Price Drive. Mr. Foster said Price Drive was relocated to align with Strong Rock Parkway as part of Phase I of the Clayco/CRG industrial development.

Mayor Price asked for any comments from anyone in favor of the request and there were no comments.

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

Mayor Price asked for comments from Council.

Councilman Shearouse asked what the process of closing that portion would be. Mr. Foster said we would follow state law procedures including [surveying, appraising, and putting out for bid]. Mr. Young said we would ensure that is no longer connected to a road system and maintain an easement for the water tower and discussion took place.

OLD BUSINESS/ACTION ITEMS –

6. Ordinance to approve the Final Plat for Pine Valley (Locust Grove Station Pod C), single-family subdivision on Tanger Blvd. (Parcel #130-01002011) –

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance #22-12-079.

RESULT	APPROVED ORDINANCE # 22-12-079
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

Councilman Breedlove asked if this is the last development for Locust Grove Station? Mr. Gibbs said, no, there are several more to develop. Mr. Young said that was approved as part of 2016-2018 when we changed to R-3 when Locust Grove Station was done in 2004.

7. Resolution to authorize the installation of traffic calming devices along Jackson Street –

Mr. Foster said at the December 5, 2022, meeting, the Council instructed staff to identify locations for placement of the traffic calming devices. The attached vicinity map shows the three recommended locations for placement. Chief Austin said the devices would be 1,060 ft. apart. Mr. Foster said Public Works has three devices on hand (photo provided) for Council review. Mr. Foster said the ones we have on hand are different from what the Council approved; however, this would save costs. Discussion took place, and the general agreement was to use what was previously approved by Council (Speed Bump over the shown humps currently in inventory).

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution # 22-12-080

RESULT	APPROVED RESOLUTION # 22-12-080
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

NEW BUSINESS/ACTION ITEMS – NONE

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN COOK

Ms. Cook gave an update we have two billboards on I-75 for advertising and focusing on tourism. Christmas in the Grove went very well, and the downtown businesses had positive feedback. Mrs. Cook said thank you to the volunteers for helping with this event. Main Street, Inc. has the 2023 calendar done for events with a few more events added including [Vintage Picking Day, 5-K run, and Locust Grove night in mid-summer]. Groovin' in the Grove will return as well. DDA had their meeting and Mr. Otis Hammock resigned via email on December 14, 2022. We will have three seats available on DDA. Mrs. Cook said we have the following reappointments coming up in January for HPC and DDA:

- 2023 HPC reappointment – Betty Shearouse
- 2023 DDA reappointment(s) – Sherry Moon and Stephanie Epps

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in November 2022 was \$39,825.00. The department completed 19 training hours in November. We had 34 new cases for investigation and cleared 30 of those cases. Chief Austin said there was a murder in 2021 (on Loblolly Dr.) and the suspect pleaded guilty today. Several of our staff will go to Wal-Mart tomorrow for our annual Shop with a Cop and we are looking forward to making it very special and making a big deal of it. Chief Austin reviewed what happened with regards to a crime spree at the QT and added that after a scuffle with our officers the guy is now in custody.

Councilman Greer told Chief Austin thank you to him and his staff for all they do. Councilman Greer said the Shop with a Cop program is awesome; however, we partnered with Henry County but said he would like this to be stay in Locust Grove and not Henry County. Discussion took place. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose said all operations are running smoothly. We are in the process of doing SCADA repairs and preparing for the freezing weather ahead. Nothing further.

ADMINISTRATION –BERT FOSTER

Mr. Foster gave an update on ongoing projects including the Peeksville Road Extension, which was let-out on November 29, 2022, and will begin sometime in January for completion in July 2024. The signal at Market Place and Highway 42 is now operational. Phase I of the city-wide repaving project with [C.W. Matthews] is now complete. Phase II will resume when the weather warms up. We are looking at five options for the downtown corridor study to get the best option with the least impact to the community. The RFP is on the website for the City Hall (façade) repairs. Mr. Foster gave an update on the MMIP (Commercial Vehicle Lane) project, and the plans are complete for the signal at Bethlehem Road and Highway 42. GDOT is going to partner with the city and Norfolk Southern and once the funding is secure, the project is expected to move along quickly.

Councilman Boone asked for clarity about Norfolk Southern participation in the Bethlehem Road signal. Mr. Young said we had a condition added to the zoning that GDOT would contribute up to \$100,000 to the project. Nothing further.

Discussion took place about the Frances Ward (Peeksville Road Connector) and Mr. Foster said the plan is to go from Peeksville Road and Highway 42 all the way across to Frances Ward to the city property. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS –DAUNTÉ GIBBS

Mr. Gibbs gave an update the department has issued a total of 1,482 permits (including 203 new house permits) for 2022. We have issued 362 COs [266 residential / 96 commercial] with 428 business licenses issued so far for 2022. Mr. Gibbs said we have staff out with Covid and will also have a staff member out soon for surgery.

Councilman Greer asked for an update on the (additional) Code Enforcement position. Mr. Gibbs said we paused on advertising the position the remainder of the year to review where we are economically to make sure position is needed. Discussion took place about shopping centers looking trashy and Mr. Gibbs said we can step up the citations; however, there is no easy solution. Mr. Gibbs said we can proceed with the Code Enforcement vacancy. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) –

8. Resolution approving the architectural plans submitted for proposed CarMax buildings to be located on Price Dr. –

Mr. Gibbs said this is a request from CenterPoint Integrated Solutions of Alpharetta on behalf of CarMax for three structures to be located on Price Dr. Staff recommends approval.

Councilman Boone asked if this would interfere with the plans coming on Price Dr? Mr. Gibbs said he is limited in knowledge and cannot comment. Discussion took place about the entrance location and façade material being majority brick with earth tones. Also, a representative from CarMax confirmed this is not a retail site; therefore, not open to the public. Nothing further.

9. Resolution approving the architectural plans submitted for proposed warehouse buildings to be located on Highway 42 –

Mr. Gibbs said this is a request on behalf of Stonemont Financial for three warehouses facilities to be located on Highway 42 near Pine Grove.

Councilman Greer said there is so much going on and so much we need to do [infrastructure, water, etc.] and the economy is slowing down. The property being developed now is from years ago and Councilman Greer said we don't need to keep approving these requests with a slowdown in the economy.

Mr. Gibbs said it is difficult to build a response to something over 30 years behind. We have done moratoriums which pause the process, but only effective for so long. We cannot prolong due to infrastructure and discussion took place. Mr. Gibbs said there is not a simple answer.

Mr. Young said over the last two years, Council voted to spend \$1 million dollars out of the General Fund for the new interchange and T-SPLOST was successful and bonded. We are repaving roads and adding signals for more flow of traffic, and we are almost complete with building up development.

Councilman Greer said paving roads is not improving our infrastructure. We have so many subdivisions under contract for development. Development is the main problem, and we must decide what we can do for the future of the city.

CITY MANAGER'S COMMENTS –TIM YOUNG

10. Memorial Garden and Veteran’s Memorial progress – next steps -

Mr. Young said we discussed this at the retreat and the choices in materials to get out for bid. We are divided by features [Memorial Garden/red brick and Veteran’s Memorial/grey brick]. Mr. Young said lighting and irrigation are the next items to review because those were not incorporated as part of the design. Mr. Young said our idea is the city act as general contractor on this project and sub-contract out other work. The council agreed with material choices. Nothing further.

11. Transportation Special Service District/Bonding in Calendar Year 2023 –

Mr. Young said the Homestead Exemption was passed and will take effect next year. We must get the bonding set up and propose a special service district for transportation. We are proposing a CID to expand and relocate Price Drive. They would be setting up their own self-taxing (we get the road but don’t have to spend money on it).

12. FY 2022 Budget – 4th Quarter update –

Mr. Young said we received a substantial increase in Insurance Premium Tax than what was expected [\$798,000 versus \$400,000]. We have a growing tax base and may be able to talk about an upcoming project next year.

Mr. Young said we need to add an item to the agenda for LMIG.

Mayor Price asked for a motion. Councilman Greer made the motion to add item number 13 to the agenda.

ADD ITEM –

13. Resolution for LMIG for 2023 Application –

Mr. Young said this is for the 2023 LMIG program application for the expenditure of certain funds awarded by GDOT in the Local Maintenance Improvement Grants Program. We would like to accumulate [the revenue] from this for 2-3 years for a more robust project. We are hoping to do Kings Cove and Unity Cove in Grove Park subdivision and adding in surface treatment at Beersheba and Sims Road. We are getting \$140,000; however, we want to put it in reserve for a couple of years until we accumulate enough money to get those projects done.

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution # 22-12-081.

RESULT	APPROVED RESOLUTION # 22-12-081
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – PERSONNEL

Motion to go into executive session by Councilman Breedlove and seconded by Williams for personnel. Motion Carried All in favor 8:23 PM.

At 9:28 PM, motion to come back into regular session made by Councilman Greer and seconded by Councilman Breedlove.

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 9:28PM.

Notes taken by:

Misty Spurling, City Clerk

DRAFT



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 Retreat in October 2022, these amendments to the Code will provide more detail to the definition of a commercial vehicle and will better assist Code Enforcement and PD through established regulations when they receive calls about parked 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 greater than five (5) acres in size and properties containing religious facilities where the commercial vehicle is owned by the religious facility.

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 O1, 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 where the commercial vehicle is owned by the religious facility.

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 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 Chapter 15.46, Parking Standards, **and inserting thereof the following sections as attached in Exhibit A [see Exhibit A for sections in new 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

EXHIBIT A
CHAPTER 15.46 PARKING STANDARDS

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 [or 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
Facsimile (770) 954-1223

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-I	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
81222	Cemeteries and Mausoleums													P	P		
81222	Crematories														P		
6111	Private Schools: Elementary and Secondary	CU	CU	CU	CU	CU						P	P	P	P		
61111	Parochial Schools: Elementary and Secondary	CU	CU	CU	CU	CU						P	P	P	P		
6112	Private Schools: Junior Colleges											P		CU	CU		
6113	Private Schools: Colleges and Universities											P		CU	CU		
61131	Parochial Schools: College Level											P		CU	CU		
	Key:																
	P Use is allowed by right in the district indicated; additional restrictions may apply																
	CU Use requires conditional use approval																
	□ Use is not allowed																



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 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.

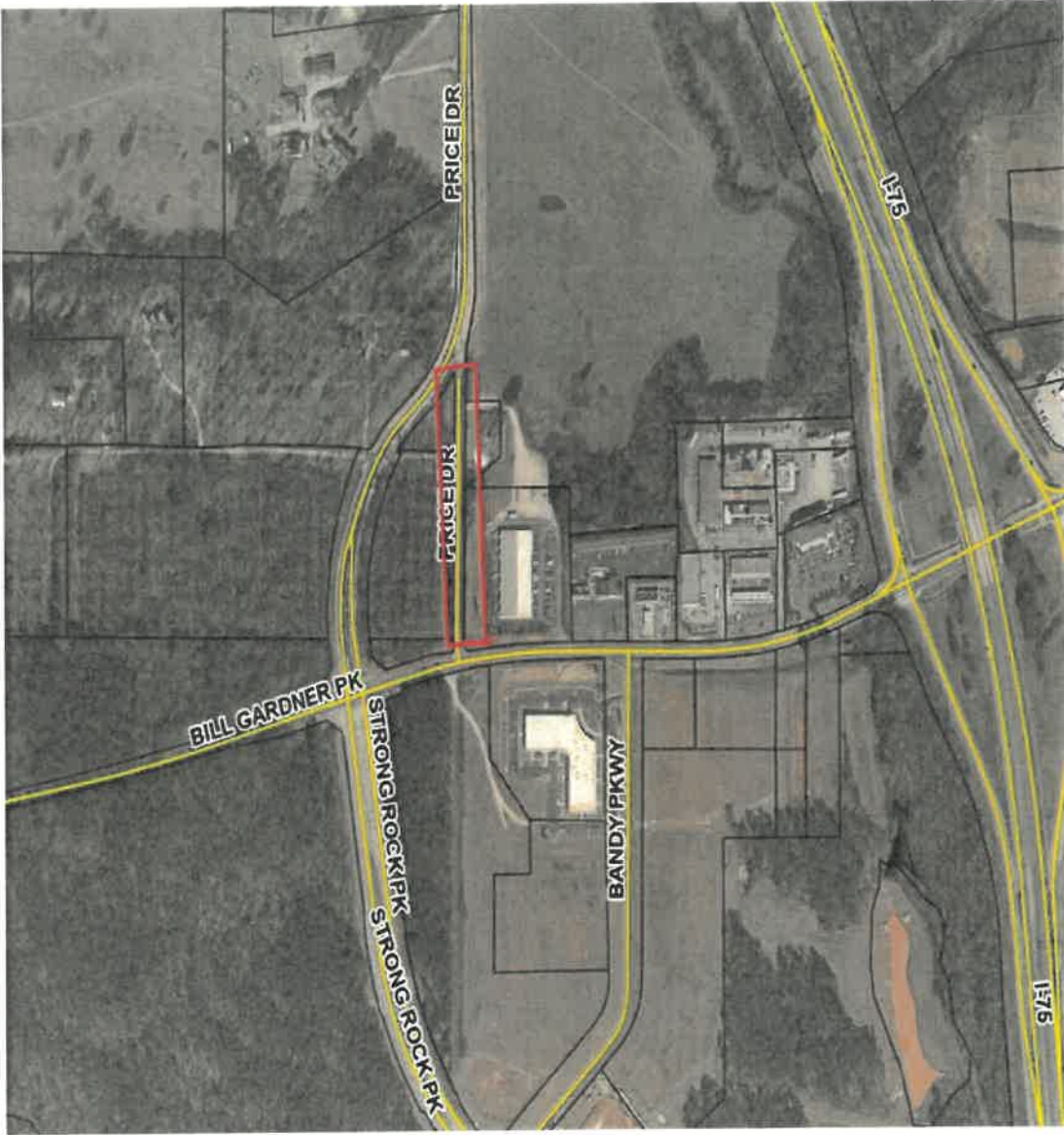
The City will retain access to its water tower via an access easement further to the north where old Price Drive and relocated Price Drive diverge.

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

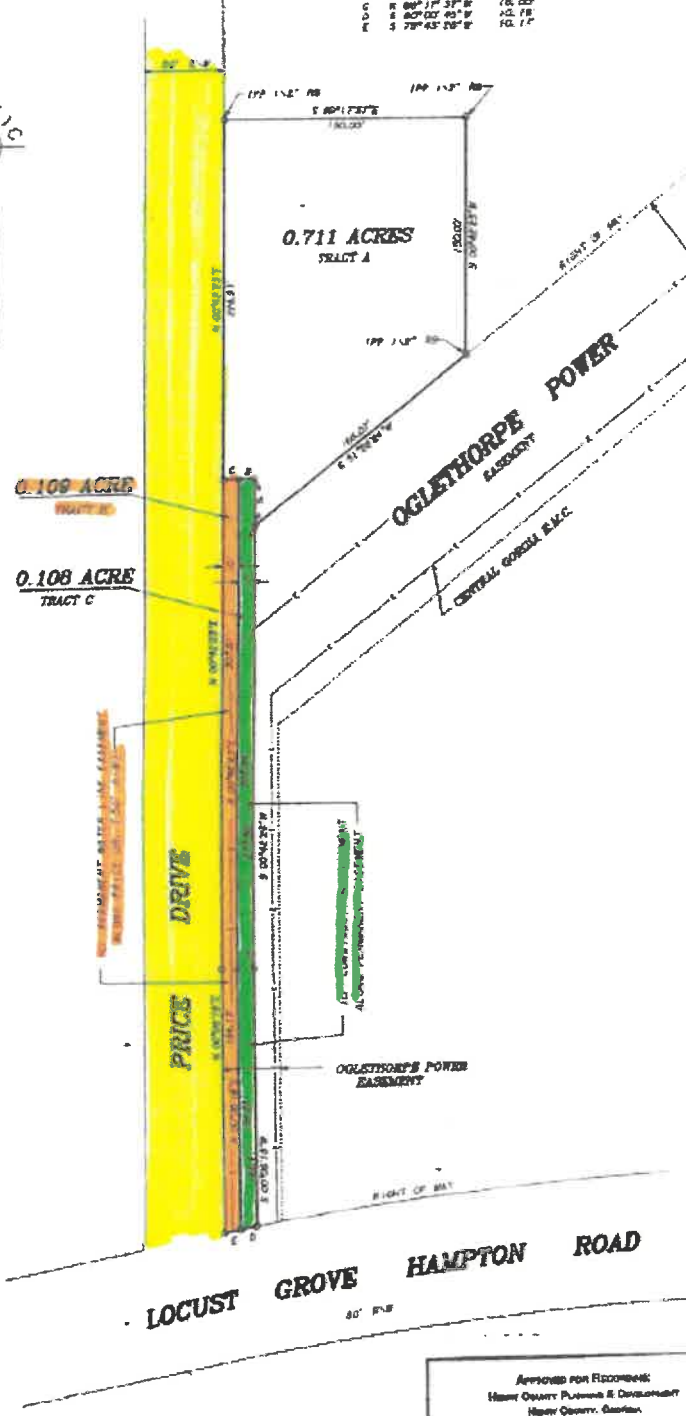
Prepared by:
Joe B. Rowan, Jr.
Henry Co. Surveyor
McDonough, Georgia
Tel. # 957-4814



CALL TABLE		
COURSE	BEARING	DISTANCE
A	8 00° 46' 23" E	36.00
B	4 00° 17' 37" W	13.00
C	8 00° 17' 37" W	16.00
D	8 00° 03' 40" W	12.18
E	7 20° 45' 00" W	10.17



FB 30 PG 20



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 BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (1) IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE FLOOD HAZARD AREA.
Joe B. Rowan, Jr.
Surveyor, H. Co. G.A.

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

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500,000.0 FEET.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE NEW STANDARDS AND REQUIREMENTS BY JOHN J. ...

CALL BEFORE YOU DIG
1-800-282-7411

NOTE:
POWER LINE LOCATION BASED ON FIELD LOCATION.

Approved for Record:
Henry County Planning & Development
Henry County, Georgia
Approved By: *[Signature]* Date: 1/14/00

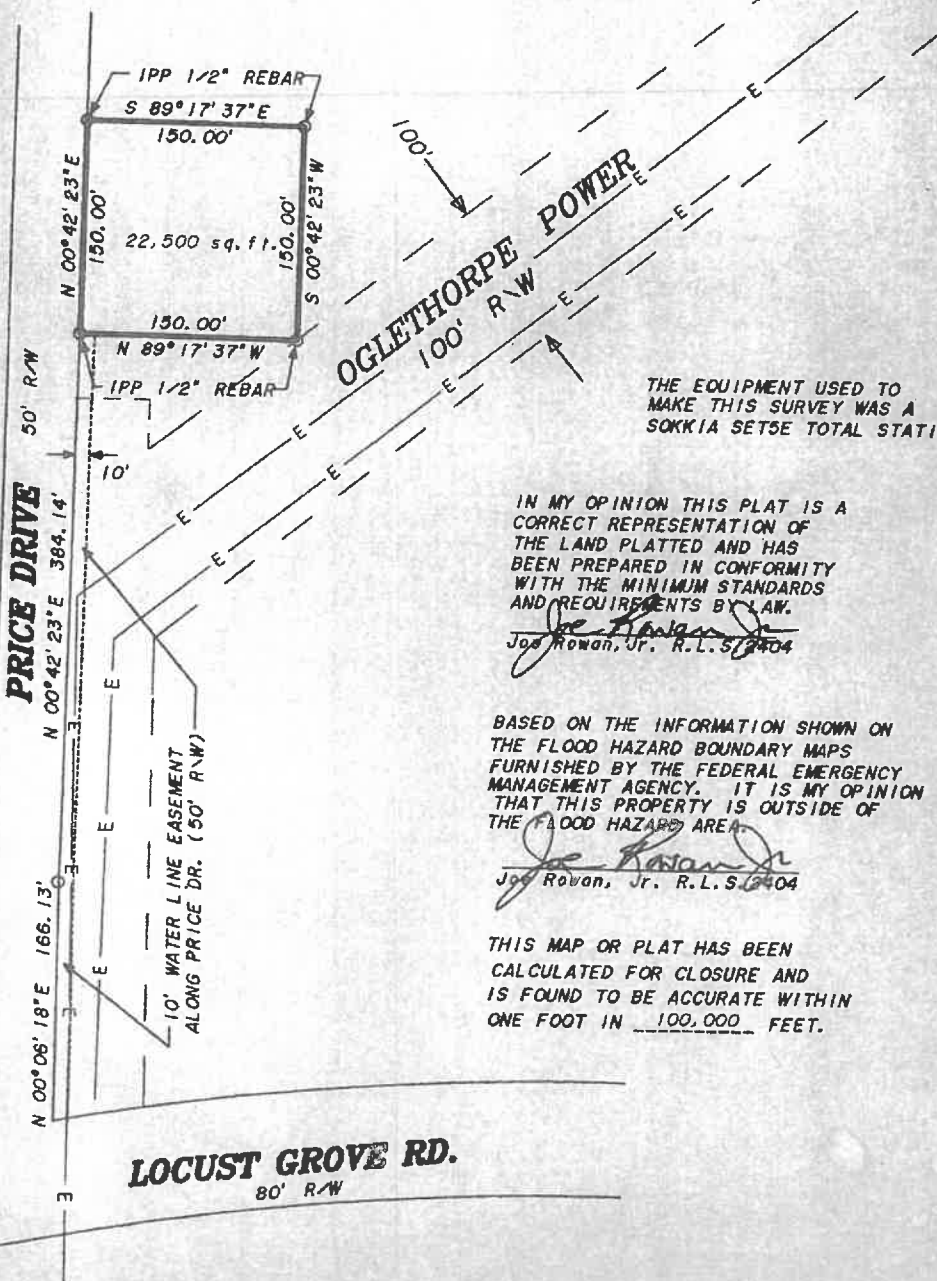
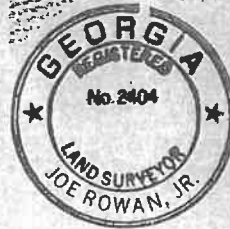
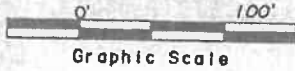
Filed in office under the
day of JANUARY 14, 2000
at 10:30 o'clock P.M.
Barbara E. Lawler
Clerk Superior Court

Drawn by: *Sheila JUBRUSSE PNE-TRACTMC*

SURVEY MADE FOR:
CITY OF LOCUST GROVE

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

PROPERTY LOCATED IN:
 LAND LOT 201 * 2nd DISTRICT
 HENRY COUNTY, GEORGIA
 Scale: 1" = 100' * Nov. 17, 1999



THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A SOKKIA SET5E TOTAL STATION

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

Joe Rowan, Jr.
 Joe Rowan, Jr. R.L.S. 2404

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

Joe Rowan, Jr.
 Joe Rowan, Jr. R.L.S. 2404

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

**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 purposes of the following:

ORDINANCE

AN ORDINANCE, IN ACCORDANCE WITH O.C.G.A 32-7-2 ET. SEQ., TO DECLARE AND CERTIFY ABANDONED, A PORTION OF PUBLIC RIGHT-OF-WAY KNOWN AS “PRICE DRIVE” RUNNING 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 REPEAL INCONSISTENT PROVISIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE

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

Bert Foster
Assistant City Manager
City of Locust Grove

Please run as a Legal Ad on Saturday, November 26, 2022. I will need a certification of publication for this ad.



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:

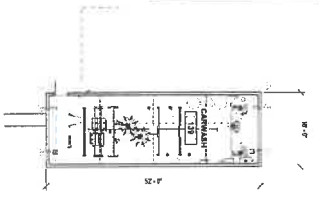
City Attorney

EXHIBIT "A"

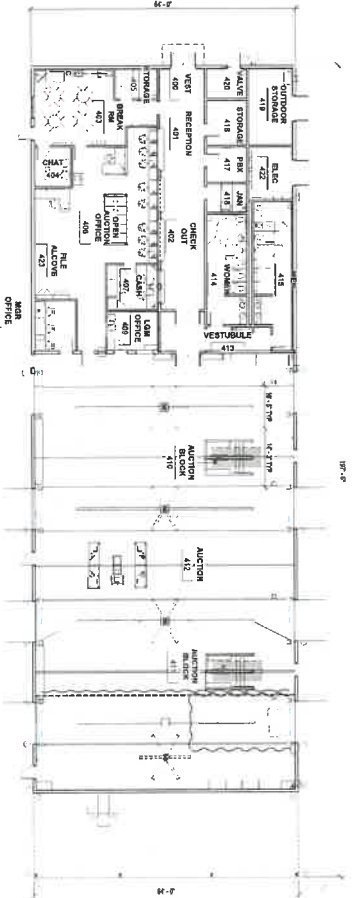
BUILDING EXTERIOR MATERIALS

- ALL METALS PAINTED TO MATCH: SHERWIN WILLIAMS METALCOLOR DARK SW722
- SUPPORT FACE CARB. PAINTED TO MATCH: SHERWIN WILLIAMS BEGG HOUSE SW718
- TRU SCREEN / GROUND PRE-FINISHED METAL COLOR TO MATCH: SERRA TAN
- EXTERIOR DOORSE/PRESSED STEEL, PFD. TO MATCH: METALCOLOR SW727
- GLAZING: COLOR TO MATCH: SOLAR BLUE BY VIBACON
- SIDING: IRON: CLEAR ANODIZED ALUMINUM

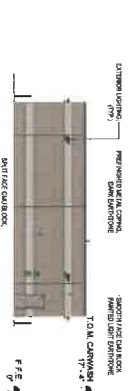
CARWASH FLOOR PLAN
 A11, 30'2" x 10'



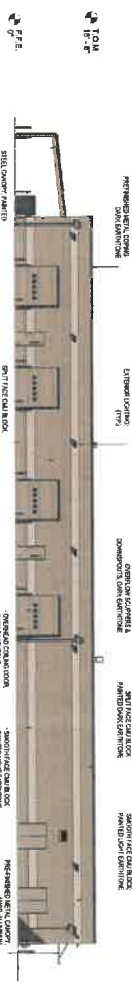
AUCTION FLOOR PLAN
 A11, 30'2" x 10'



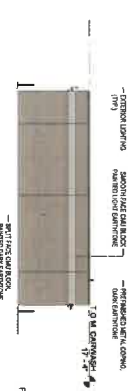
1 NORTH ELEVATION - CARWASH
 A11, 30'2" x 10'



2 EAST ELEVATION - AUCTION
 A11, 30'2" x 10'



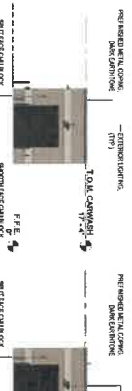
3 SOUTH ELEVATION - CARWASH
 A11, 30'2" x 10'



4 WEST ELEVATION - AUCTION
 A11, 30'2" x 10'



5 WEST ELEVATION - CARWASH
 A11, 30'2" x 10'



6 NORTH ELEVATION - AUCTION
 A11, 30'2" x 10'



7 SOUTH ELEVATION - AUCTION
 A11, 30'2" x 10'





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:

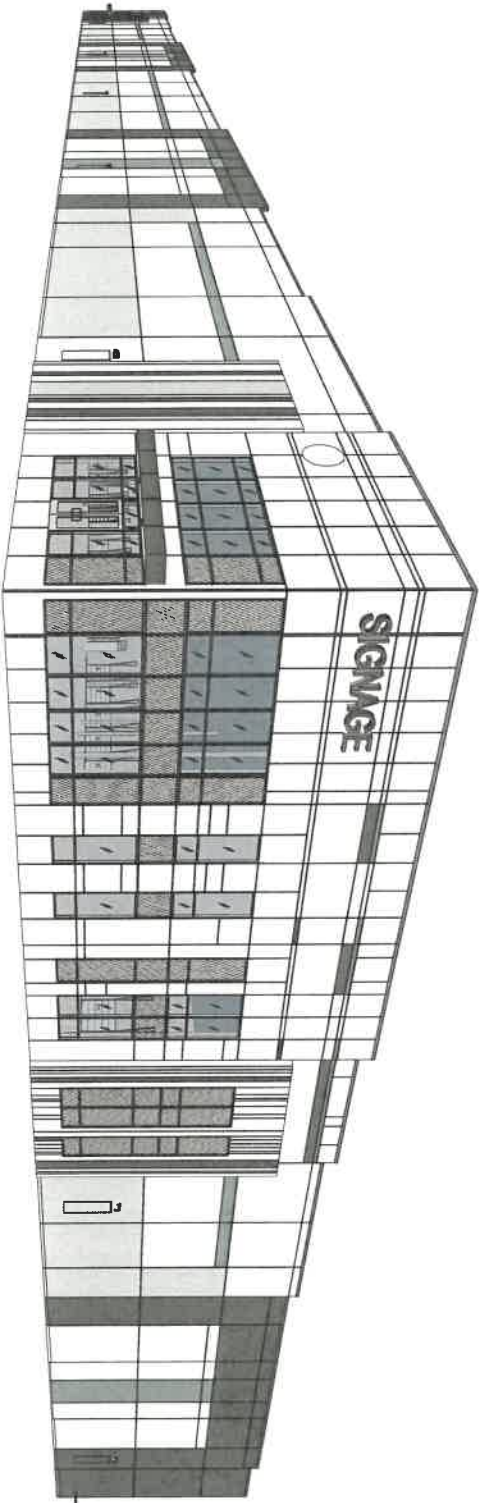
MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"



STONEMONT
FINANCIAL GROUP

This conceptual design is based upon a preliminary review of preliminary requirements and is intended for general conceptual purposes only. It is not intended to be used for construction or for any other purpose. The design is subject to change without notice. All dimensions are for general reference only. Refer to contract documents for actual construction details.

PROPOSED ELEVATIONS

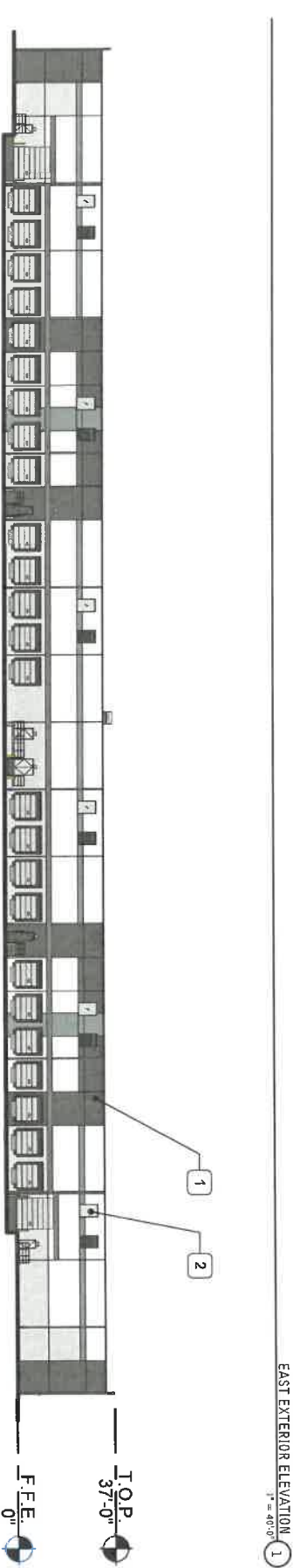
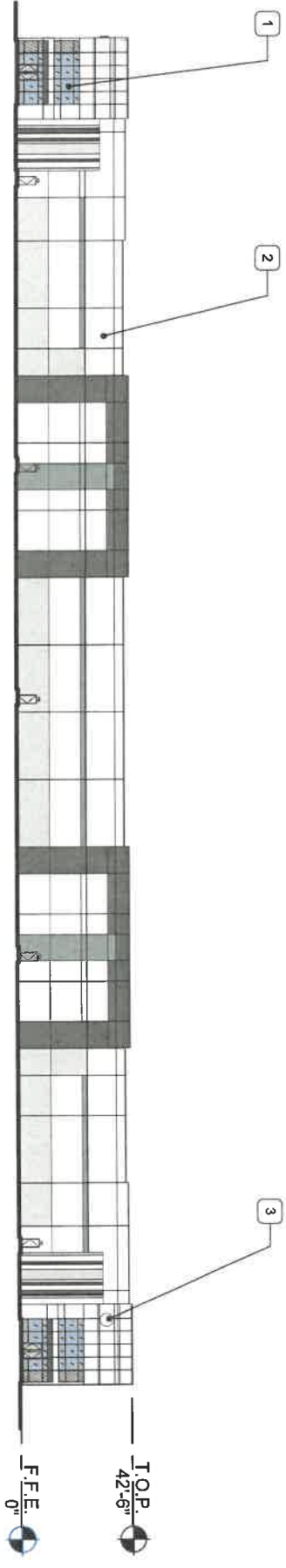
ARCHITECTURAL REVIEW

STONEMONT LOCUST GROVE BUILDING C
LOCUST GROVE, GEORGIA 30248, ATL22-0034-00
PINE GROVE ROAD

WARE MALCOMB

11/07/22

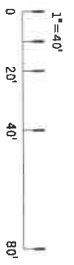
ARC
ARI



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



STONEMONT
FINANCIAL GROUP

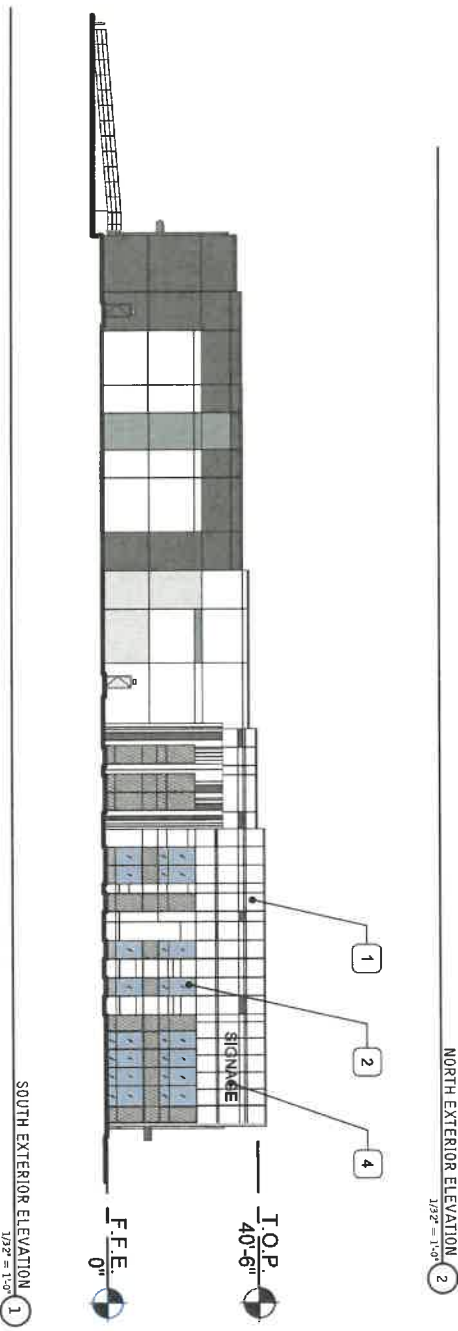
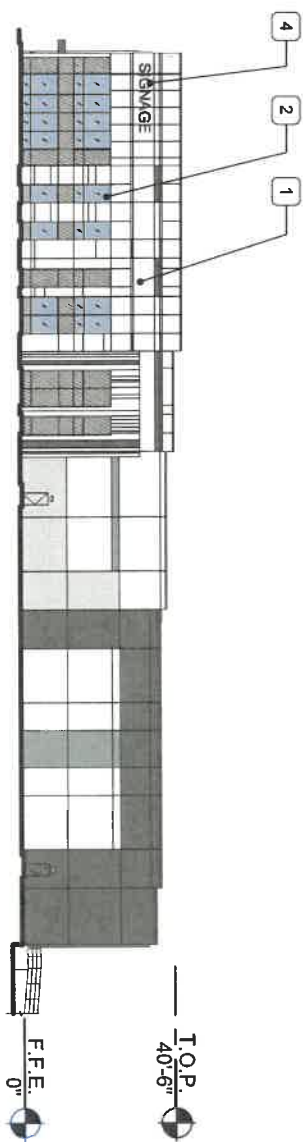
UNDESIGNED ELEVATIONS

ARCHITECTURAL REVIEW
STONEMONT LOCUST GROVE BUILDING C
PINE GROVE ROAD
LOCUST GROVE, GEORGIA 30748, AT123-0034-00

WARE MALCOMB

11/07/22

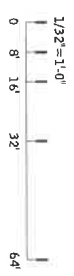
AR2



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



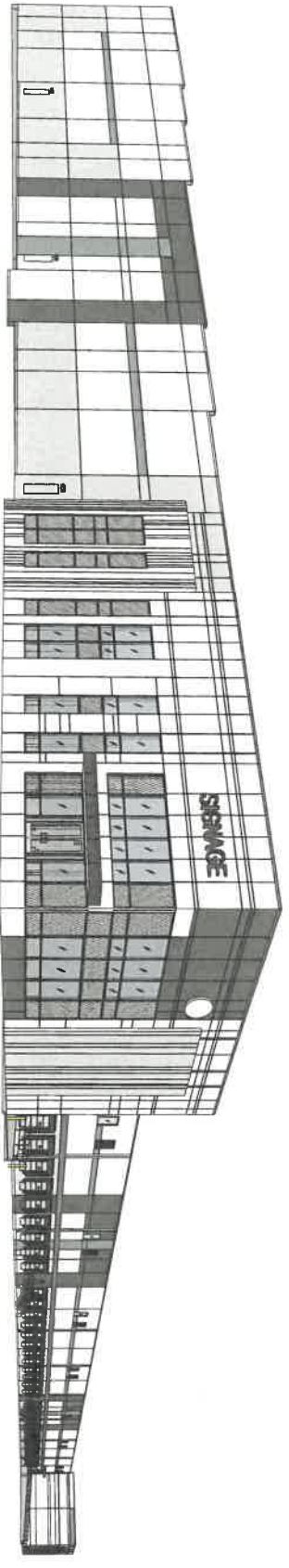
This conceptual design is based upon a preliminary review of available information and is not intended to be a final design. It is subject to change without notice. All color names are for informational purposes only and do not constitute a color match. All color names are for informational purposes only and do not constitute a color match. All color names are for informational purposes only and do not constitute a color match.

PROPOSED ELEVATIONS

ARCHITECTURAL REVIEW
STONEMONT LOCUST GROVE BUILDING C
 PINE GROVE ROAD
 LOCUST GROVE, GEORGIA 30248, ATL22-0314-00

WARE MALCOMB

11/07/22
 PAGE AR3



11



This conceptual design is based upon preliminary review of preliminary requirements and is intended for general information only. It is not intended to be used for construction or other purposes. All other items are for informational purposes only. All other items are for informational purposes only.

PROPOSED ELEVATIONS

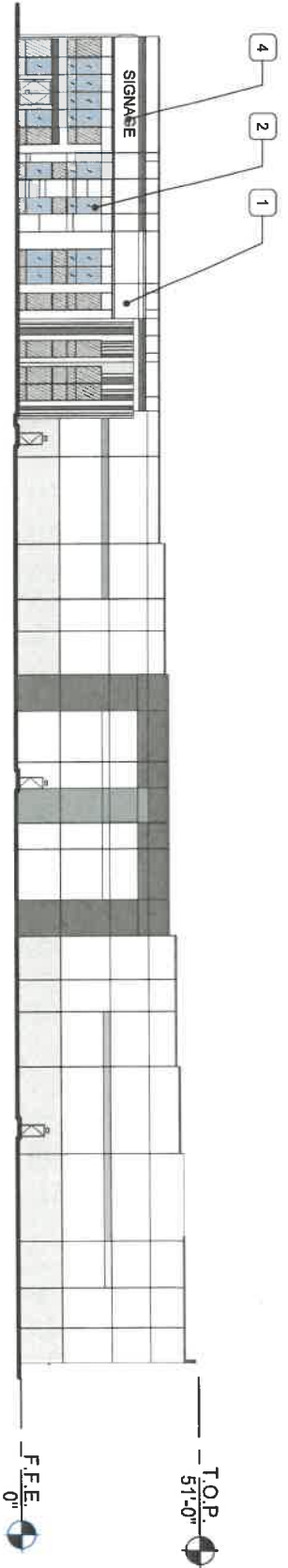
ARCHITECTURAL REVIEW

STONEMONT LOCUST GROVE BUILDING A
 PINE GROVE ROAD
 LOCUST GROVE, GEORGIA 30248, AT127-0034-00

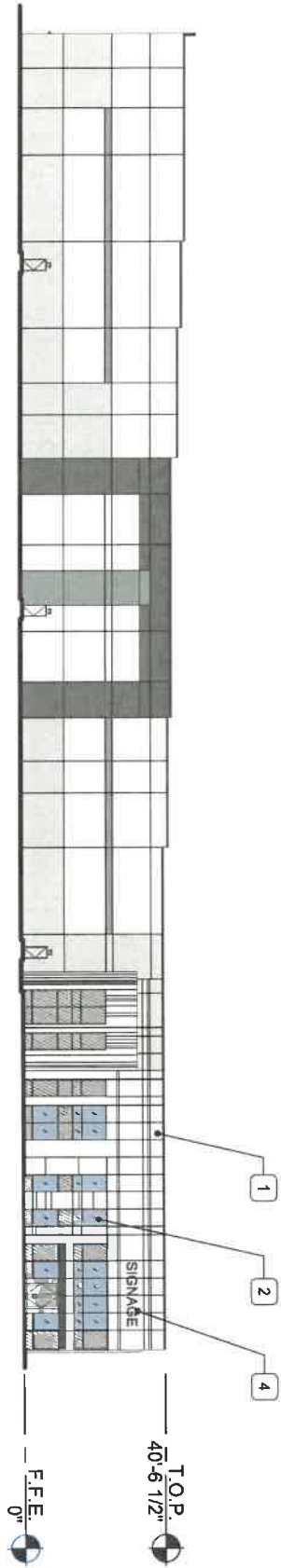
WARE MALCOMB

11/07/22

ARI



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



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

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



STONEMONT
FINANCIAL GROUP

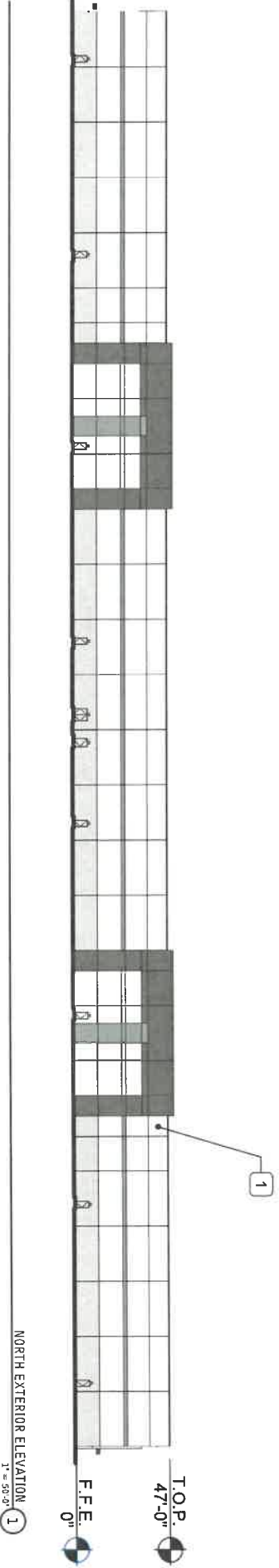
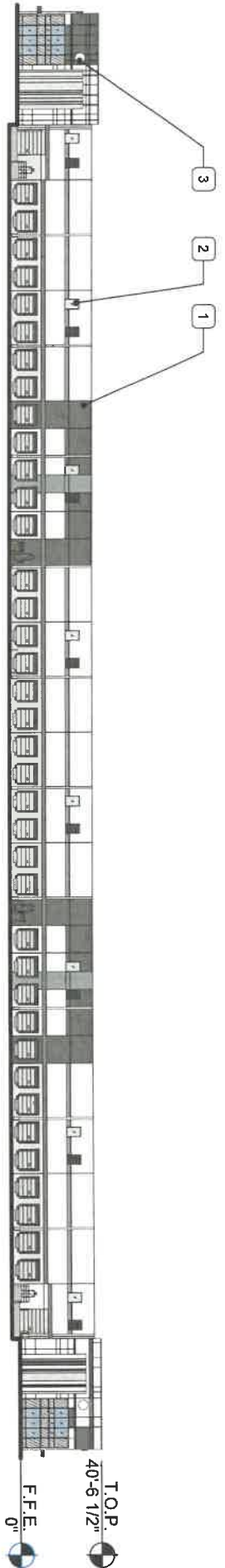
PROPOSED ELEVATIONS

LOCUST GROVE ARCHITECTURAL REVIEW
STONEMONT LOCUST GROVE BUILDING A
PINE GROVE ROAD
LOCUST GROVE, GEORGIA 30948 ATL22-0034-00

WARE MALCOMB

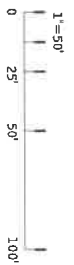
11/07/22
AR2

DATE



KEYNOTES

- BASE COLOR: SW 7757 - HIGH REFLECTIVE WHITE
 - SECONDARY COLOR: SW 7084 - PASSIVE
 - ACCENT COLOR: SW 7088 - 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 preliminary requirements and is intended for general planning purposes only. It is not intended to be used for construction or to represent a final design. All dimensions and materials are subject to change without notice. All dimensions are for general reference only. Refer to contract documents for actual design and specifications.

PROPOSED ELEVATIONS

LOCUST GROVE ARCHITECTURAL REVIEW

STONEMONT LOCUST GROVE BUILDING A
PINE GROVE ROAD
LOCUST GROVE, GEORGIA 30248, AT12Z-0034-00

WARE MALCOMB

11/07/22

AR3



This conceptual design is based upon a preliminary review of applicable requirements and is intended for informational purposes only. It is not intended to be used for any other purpose, and it is not intended to be used as a basis for any other design or construction. All other drawings and specifications shall govern.

PROPOSED ELEVATIONS

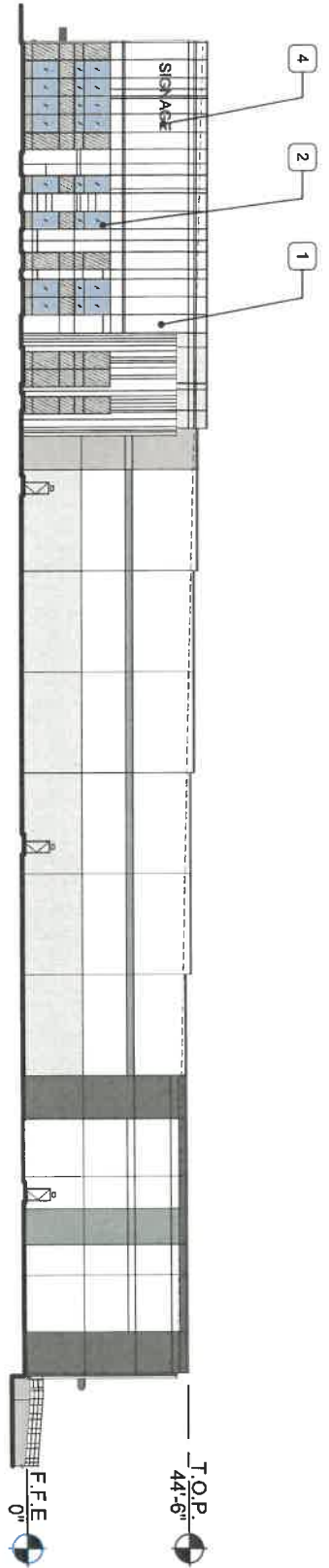
ARCHITECTURAL REVIEW

STONEMONT LOCUST GROVE BUILDING B
 PINE GROVE ROAD
 LOCUST GROVE, GEORGIA 30248, ATLL22-003-4-00

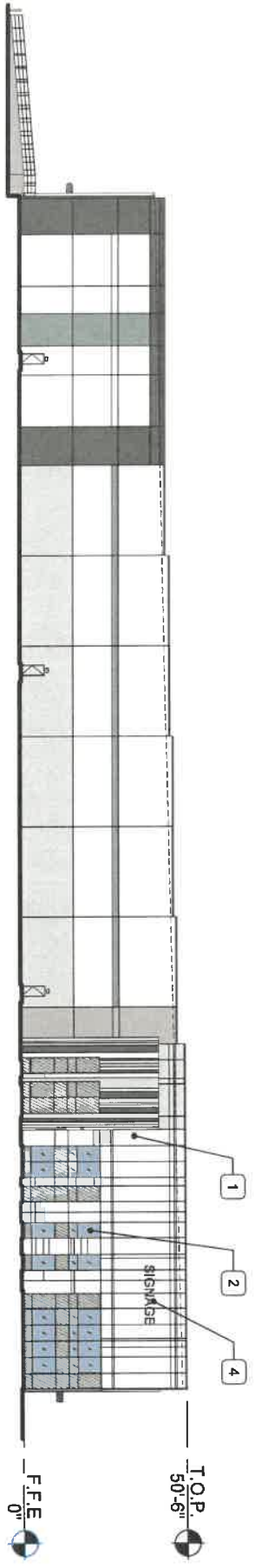
WARE MALCOMB

11/07/22

ARI



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 7094 - PASSIVE
- ACCENT COLOR: SW 7098 - 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



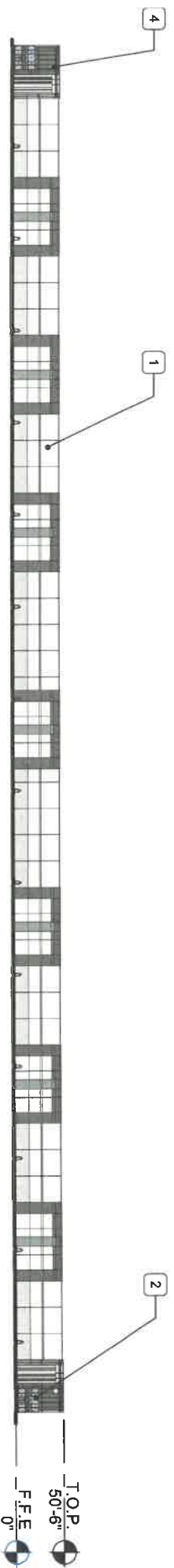
STONEMONT
FINANCIAL GROUP

PROPOSED ELEVATIONS

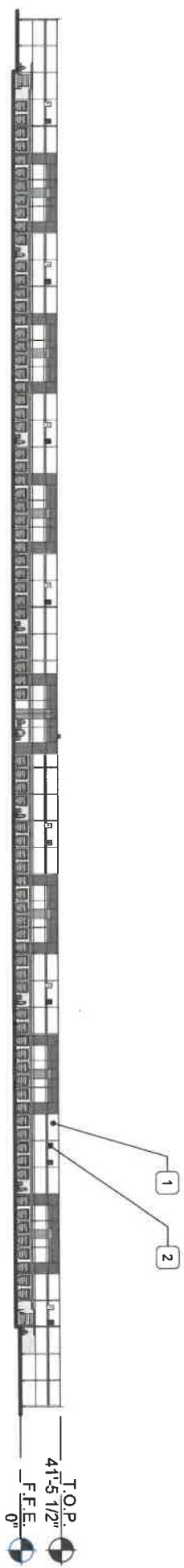
ARCHITECTURAL REVIEW
STONEMONT LOCUST GROVE BUILDING B
PINE GROVE ROAD
LOCUST GROVE, SCHEMATA 30248, ATL 227-0034-00

WARE MALCOMB

11/07/22
AR2



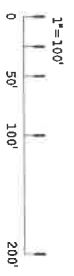
OVERALL EAST ELEVATION
1" = 100'-0"



OVERALL WEST ELEVATION
1" = 100'-0"

KEYNOTES

- BASE COLOR: SW 7757 - HIGH REFLECTIVE WHITE
 - SECONDARY COLOR: SW 7084 - 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 proposal depicts a conceptual rendering of exterior elevations and is not intended to be used for construction. It is intended to provide a visual representation of the proposed design and is not intended to be used for construction. It is intended to provide a visual representation of the proposed design and is not intended to be used for construction.

PROPOSED ELEVATIONS

ARCHITECTURAL REVIEW
STONEMONT LOCUST GROVE BUILDING B
 PINE GROVE 8040
 LOCUST GROVE, GEORGIA 30248, AT122-0034-00

WARE MALCOMB

11/07/22

AR3



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, 2022

Workshop Date: December 19, 2022

Regular Meeting Date: January 2, 2023

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



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: DDA Reappointment Resolution – Sherry Moon

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: December 14, 2022

Workshop Date: December 19, 2022

Regular Meeting Date: January 2, 2023

Discussion:

Attached are the resolutions to reappoint Sherry Moon to the Downtown Development Authority.

Recommendation:

APPROVE RESOLUTION TO REAPPOINT 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.

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 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)



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: DDA Reappointment Resolution – Stephanie Epps

Action Item:	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Public Hearing Item:	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Executive Session Item:	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

Advertised Date: N/A

Budget Item: N/A

Date Received: December 14, 2022

Workshop Date: December 19, 2022

Regular Meeting Date: January 2, 2023

Discussion:

Attached are the resolutions to reappoint Stephanie Epps to the Downtown Development Authority.

Recommendation:

APPROVE RESOLUTION TO REAPPOINT STEPHANIE EPPS TO THE LOCUST GROVE DOWNTOWN DEVELOPMENT AUTHORITY.

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)

ORDINANCE NO. _____

AN ORDINANCE FOR APPOINTMENT OF OFFICES OF THE CITY OF LOCUST GROVE; TO PROVIDE FOR RECORDATION OF THIS ORDINANCE; TO REPEAL INCONSISTENT ORDINANCES; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City of Locust Grove (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia (“State”), and is charged with certain enumerated public purposes under the Constitution and laws of the Sate, including the right to establish, abolish, merge, or consolidate offices, positions of employment, departments and agencies of the City that are necessary for the proper administration of the affairs and government of the City; and

WHEREAS, the Mayor nominates for appointment the following persons for the following offices for the 2023 Calendar Year in accordance with Article III, Section 3.10 of the City Charter;

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

SECTION 1. Appointments of Office. The City Council approves the Mayor’s recommended appointments as follows for the 2023 Calendar Year, as conditioned by an asterisk (*):

Office	Name
Mayor Pro Tem:	Keith Boone
City Attorney:	Andrew J. Welch, III and the law firm of Smith Welch Webb & White
City Manager:	Tim Young
Assistant City Manager:	Gurdon (Bert) Foster
City Clerk:	Misty Spurling
Assistant City Clerk:	Jennifer Adkins
Chief of Police:	Derrick Austin
Public Works Director:	Jack Rose
Community Development Director:	Daunté Gibbs
City Engineer:	G. Ben Turnipseed Engineers
Judge:	Donald Patton
Judge Pro Tem:	William Turner
Court Solicitor:	Casey Crumbley
Court Solicitor Pro Tem:	Tim Haley
Court Appointed Attorney:	Natalie Fears Sundeen
Election Supervisor:	Henry County Elections Board (by agreement)
Police Chaplain	Kenny Heath

All appointments are for a one-year term and are “at-will” positions. All appointed officers’ actions are governed by the City’s charter, ordinances and personnel policy, unless exempt therefrom, as well as applicable state and federal law. For non-contract appointees the salaries are established through the budget and each of these positions is exempt except for FMLA.

The positions will terminate at 11:59 PM on the day of the first regular scheduled meeting of the City of Locust Grove for 2021 unless the Council otherwise acts prior to said date and time.

SECTION 2. Additional Documents. The City Council of the City of Locust Grove authorizes the Mayor to execute any additional documents which may be necessary to effectuate this Ordinance, subject to approval as to form by the City Attorney.

SECTION 3. Recordation. The City Clerk is hereby directed to record this Ordinance in the official minutes of the City.

SECTION 4. 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 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 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 PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk
(Seal)

APPROVED AS TO FORM:

CITY ATTORNEY