



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 provide for the adoption of a new zoning map incorporating map amendments, areas annexed into the City since August 1, 2016 and new zoning districts.**

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Date Received: N/A

Workshop Date: **March 20, 2023**

Regular Meeting Date: **April 3, 2023**

Discussion:

Attached is the Ordinance to adopt a new Official Zoning Map for the City of Locust Grove incorporating changes to the corporate boundaries since the last update in August 2016.

This update includes all zoning map amendments (rezonings), areas brought into the City via annexation (Norfolk Southern and the Colvin Drive tracts) as well as zoning districts created and eliminated by the Council since the 2016 update.

A draft version of the Official Zoning Map has been included for your review.

Recommendation:

Approval of the Ordinance.

ORDINANCE NO. _____

TO AMEND TITLE 17 CHAPTER 17.04 OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES FOR ZONING REGULATIONS, TO AMEND SECTION 17.04.020 ENTITLED “3-7-31. ZONING MAP ADOPTED: SEAL;” TO PROVIDE FOR ADOPTION OF NEW ZONING MAP INCORPORATING AREAS ANNEXED SINCE AUGUST 1, 2016 AND NEW ZONING DISTRICTS; 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 17.04.020 of the Code of Ordinances of the City of Locust Grove is hereby amended by repealing Section 17.04.020 in its entirety and replacing in lieu thereof the following:

Section 17.04.020 3-7-31 Zoning map adopted; seal.

- A. The City of Locust Grove, Georgia (the “City”) is hereby divided into zoning districts, as shown on the official zoning map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Chapter.
- B. The official zoning map, incorporated herein as **Exhibit A**, shall be the digital GIS map kept on the City’s server as developed and maintained by the Community Development Department. The department will keep a paper copy from the date of approval of this Chapter with the signature of the Mayor stating: “This is to certify that by official action of the City Council, that this is a copy of the Official Zoning Map of the City of Locust Grove, Georgia, as adopted April 3, 2023. Subsequently, the official map shall be the electronic map developed by the Community Development Department and shall be maintained and updated as stated in the zoning ordinance of the City”.
- C. If, in accordance with the provisions of this Chapter, changes are made in land use, zoning district boundaries, and/or other matter portrayed on the official zoning map, such changes shall be entered in the official copy kept in the Community Development Department GIS system, who may print copies of such map from time to time in a large format suitable for wall mounting and a binder-type book format where pages may be substituted suitable for reference.
- D. No changes or alterations of any nature shall be made to the official zoning map, including, but not limited to, the addition and deletion of zoning districts, except in conformity with the procedures set forth in this Chapter.

- E. Regardless of the existence of purported copies of the official zoning map, which may from time to time be made or published for uses outside the official and authoritative uses of the City Council, Mayor or Community Development Department; the official zoning map as located within the GIS system of the City's server shall be the governing and final authority as to the current zoning status of the City.
- F. Errors or omissions to the official zoning map may be corrected only by presentation of an ordinance by the City of Locust Grove (or, prior to annexation, by the Henry County Board of Commissioners) for the prior amendment, which shall cause the director to correct the map accordingly.

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 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 Ordinances. All City Ordinances are hereby repealed to the extent they are inconsistent with this Ordinance.

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 3rd day of April, 2023

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

Approved as to form:

City Attorney

EXHIBIT A
CITY OF LOCUST GROVE OFFICIAL ZONING MAP (draft)
[ATTACHED]



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: **Rezoning request from RA (Residential Agricultural) to C-2 (General Commercial) for 03.37+/- acres (Parcel ID 147-01038000) in Land Lot 156 of the 2nd District located on Highway 42.**

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

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

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

Advertised Date: **March 1, 2023**

Budget Item: **N/A**

Date Received: **February 3, 2023**

Workshop Date: **March 20, 2023**

Regular Meeting Date: **April 3, 2023**

Discussion:

4787 Highway 42, LLC of McDonough, GA (the "Applicant"), requests rezoning from RA (Residential Agricultural) to C-2 (General Commercial) for property located at 4787 Highway 42 (Parcel 147-01038000) in Land Lot 156 of the 2nd District. The applicant intends to develop the property as a gas station/convenience store.

Recommendation:

Staff recommends APPROVAL with the following conditions:

1. The conceptual site plan received February 3, 2023 shall be revised to remove any storage uses, not permitted by the C-2 zoning designation, and submitted to the Community Development Department prior to the April 3, 2023 regular meeting of the Locust Grove City Council.

ORDINANCE NO. _____

AN ORDINANCE TO REZONE APPROXIMATELY 3.37+/- ACRES LOCATED AT 4787 HIGHWAY 42 (PARCEL ID# 147-01038000) IN LAND LOT 156 OF THE 2ND DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA; TO PROVIDE 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; and,

WHEREAS, 4787 Highway 42, LLC of McDonough, GA (the “Applicant”), requests a rezoning from RA (Residential Agricultural) to C-2 (General Commercial) for property located at 4787 Highway 42 Parcel ID #147-01038000) in land lot 156 of the 2nd District (the “Property), attached hereto as **Exhibit A**; and,

WHEREAS, the Applicant filed a request to rezone the Property on February 3, 2023 as shown in the application attached hereto and incorporated herein by reference as **Exhibit B**; and,

WHEREAS, the Applicant’s request has been reviewed by the Mayor and City Council at a Public Hearing held on March 20, 2023, as well as by the City Community Development Director; and,

WHEREAS, the Applicant requested that the Property be rezoned from RA (Residential Agricultural) to C-2 (General Commercial) for the purpose of developing a convenience store/gas station; and,

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

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

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

1.

- (X) That the request for rezoning is hereby **APPROVED**.
- () That the request for rezoning is hereby **DENIED**.

2.

That the use of the Property is subject to:

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

3.

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

4.

That, if granted, this Ordinance shall become effective immediately subject to the corresponding annexation ordinance under consideration.

SO ORDAINED by the Council of this City this 3rd day of April 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

Request for Zoning Map Amendment

Name of Applicant 4787 HIGHWAY 42 LLC Phone: 770-880-5627 Date: 12-15-2022
 Address Applicant: 196 JOHN FRANK WARD BLVD Cell # 770-880-5627
 City: MCDONOUGH State: GA Zip: 30253 E-mail: tony@tovinholding.com
 Name of Agent ROB FRANKS Phone: 770-479-5959 Date: 12-15-2022
 Address Agent: 121 N MAIN ST Cell # 770-231-6147
 City: JONESBORO State: GA Zip: 30236 E-mail: rob@franksandwhite.com

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

Concept Plan Review Conditional Use Conditional Exception Modifications to Zoning Conditions

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

Request from RA to COMMERCIAL
(Current Zoning) (Requested Zoning)

Request from COMMUNITY COMMERCIAL to COMMERCIAL
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of DEVELOPING A NEIGHBORHOOD CONVENIENCE STORE
(Type of Development)

Address of Property: 4787 HIGHWAY 42 S LOCUST GROVE, GA 30248

Nearest intersection to the property: HWY 42 S + JACKSON ST

Size of Tract: 3.37 acre(s), Land Lot Number(s): 156, District(s): 2nd

Gross Density: N/A units per acre Net Density: N/A units per acre

Property Tax Parcel Number: 147-01038000 (Required)

[Signature]
 Witness' Signature

[Signature]
 Signature of Owner/s

Printed Name of Witness _____ Printed Name of Owner/s 4787 HIGHWAY 42 LLC by TONY CORDER

[Signature] Notary FEB 7 2023 [Signature] Signature of Agent

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Public Hearing Date: _____

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form

Has the applicant¹ made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file a disclosure report with the Locust Grove City Clerk within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

Council/Planning Commission Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Council/Planning Commission Member

We certify that the foregoing information is true and correct, this 19 day of Jan 2023.

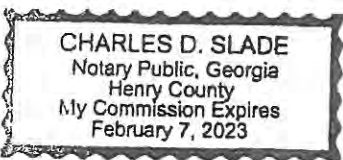
Levy Carter
 Applicant's Name - Printed

[Signature]
 Signature of Applicant

 Applicant's Attorney, if applicable - Printed

 Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 19th day of January, 2023



[Signature]
 Notary Public

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



Franks & White, LLC

Real Estate Services

121 N Main Street

Jonesboro, GA 30236

770-477-5959

GA R. E. License # 47160

To all,

This letter is to notify all concerned parties that the owner of the property, 4787 Highway 42 LLC more commonly known as 4787 Highway 42 S Locust Grove, GA 30248 is aware of the zoning request.

It is the intent if the request is approved to develop a modern neighborhood convenience store with ample parking and interior space to provide the community with a clean modern facility that should meet the needs of residents for many years.


4787 Highway 42 LLC by: Tony Carder

City Water and Sewer Service Capacity Form:

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

Applicant: 4787 HIGHWAY 42 LLC

Address/Location of Request: 4787 HIGHWAY 42 S LOUST GROVE, GA 30248

Type of Project: Commercial Residential Mixed Use

For residential or mixed-use residential, number of lots or units: N/A

For commercial, amount of square feet: 13,800 * HEATED

Estimated water usage: _____ (GALLONS)

Estimated sewer usage: _____ (GALLONS)

STAFF ANALYSIS

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

Does the project have access to adequate water supply: _____

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

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

If so, what types of improvements are necessary



City of Locust Grove

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

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

March 14, 2023

MAYOR

Robert Price

COUNCIL

Rudy Breedlove

Keith Boone

Carlos Greer

Rod Shearouse

Willie J. Taylor

Vincent Williams

CITY MANAGER

Tim Young

CITY CLERK

Misty Spurling

Rob Franks
196 John Frank Ward Blvd.
McDonough, GA 30253
rob@franksandwhite.com
[delivered electronically]

RE: Water and Sewer Availability for 4787 Highway 42

To Whom It May Concern:

Please be advised that water service is available to the subject property through the City of Locust Grove via water lines on the west side of Jackson Street. The subject property does not have access to City sanitary sewer services. Any upgrades to the service lines to serve the development shall be the responsibility of the owner/developer.

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

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

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

Thank you,

Anna Williams

Anna Williams, Planner II
Community Development Department



LEVEL CERTIFIED
DESIGN PROFESSIONAL
EXPIRATION DATE:
NOT ELIGIBLE FOR CONSTRUCTION

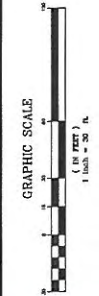
THIS DESIGN INCLUDES:
Site Plan, Utility Plans,
Grading and Erosion Control
Plans, and other documents
as indicated on the drawings.
It is the responsibility of the
client to verify the accuracy
of all data and conditions
shown on the drawings and to
verify that the design complies
with all applicable laws, codes,
and regulations. The design
is based on the information
provided to the engineer and
is not to be used for any other
purpose without the written
consent of Moore Civil Engineering.
Moore Civil Engineering, Inc.
10000 Highway 29, Suite 200, Conroe, TX 77385

24 HOUR CONTACT
MOBILE
PHONE
TEXT
EMAIL

MOBILE: 702.724.1679
PHONE: 702.724.1679
TEXT: 702.724.1679
EMAIL: info@moorecivil.com

HWY 42 C-STORE
4787 HIGHWAY 42 S
LOCUST GROVE, GA 30248

SHEET NUMBER
C-200



PARKING CALCULATIONS
USE: PROPOSED ZONING: C-1 (RESIDENTIAL COMMERCIAL)

MINIMUM REQUIRED SPACES:
1 SPACE PER 100 SQ. FT. (1000) 100 SPACES
1 SPACE PER 100 SQ. FT. (1000) 100 SPACES
ONE (1) SPACE PER 100 SQ. FT. (1000) 100 SPACES
THREE (3) SPACES PER 1000 SQ. FT. (3000) 300 SPACES

PARKING REQUIRED:
1. 100 SPACES
2. 100 SPACES
3. 300 SPACES
TOTAL REQUIRED: 500 SPACES

LANDING REQUIRED:
ONE (1) SPACE PER RESTAURANT
ONE (1) SPACE PER C-STORE
TOTAL REQUIRED: 2 SPACES

CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE ALL NECESSARY PROTECTION AND GUARANTEE ALL UTILITIES AT ALL TIMES.



CAUTION
CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SITE AND ALL UTILITIES BEFORE ANY CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE ALL NECESSARY PROTECTION AND GUARANTEE ALL UTILITIES AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL COST TO THE OWNER/DEVELOPER.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE ALL NECESSARY PROTECTION AND GUARANTEE ALL UTILITIES AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL COST TO THE OWNER/DEVELOPER.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND GUARANTEE ALL UTILITIES AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL COST TO THE OWNER/DEVELOPER.

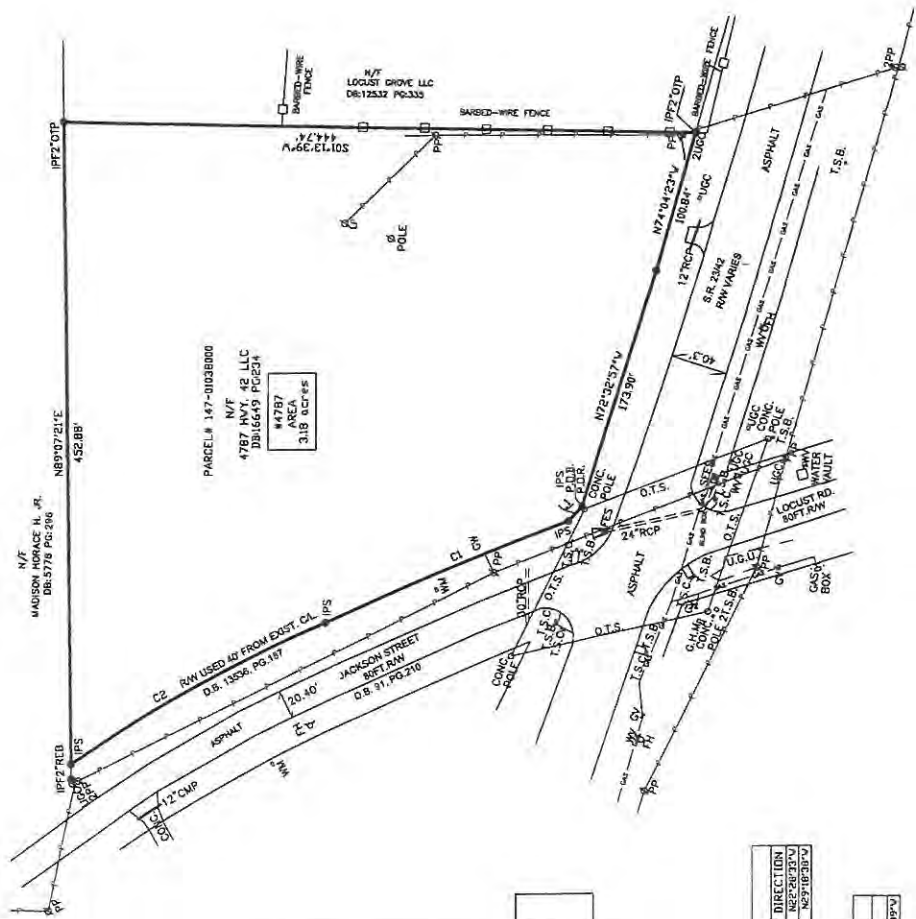


LEGENDS OF SYMBOLS

- P.O.B. POINT OF BEGINNING
- T.O.C. TOWN CORNER
- C.M. CASE MARKS/AS METER
- S.P. SURVEY PIN
- W.P. WOOD PILE
- C.P. CORNER
- W.P.S. WOOD PILE SET
- P.L. PROPERTY LINE
- P.A. PLANNING AREA
- L.L. LAND LOT LINE
- P.O. POINT OF BEGINNING
- P.O.C. POINT ON LINE
- B.E. BACK OF CURB
- F.S. FACE OF SIDEWALK
- E.P. EDGE OF PAVEMENT
- L.P. LIGHT POLE
- C.P. CURB
- C.P. CEMENT
- C.P. CONCRETE
- E.A. EXISTING ADJUNCTION BOX
- E.H. EXISTING HYDRANT
- E.I. EXISTING FIRE HYDRANT
- E.M. EXISTING MANHOLE
- E.T. EXISTING TELEPHONE
- E.W. EXISTING WATER MAIN
- E.L. EXISTING LIGHT
- E.C. EXISTING CONCRETE
- E.S. EXISTING SIGN
- E.O. EXISTING OUTLET
- E.D. EXISTING DRAIN
- E.F. EXISTING FENCE
- E.P. EXISTING PAVEMENT
- E.C. EXISTING CONCRETE
- E.S. EXISTING SIGN
- E.O. EXISTING OUTLET
- E.D. EXISTING DRAIN
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- E.S. EXISTING SIGN
- E.O. EXISTING OUTLET
- E.D. EXISTING DRAIN
- E.F. EXISTING FENCE



SURVEY ORDER BY:
ROB FRANKS
770-231-6147



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED BY MEASUREMENTS OF ONE FOOT IN 50 000 FEET, AND AN ANGULAR ERROR OF 0.4" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 157,510 FEET.

EQUIPMENT USED ROBOTIC GEOMAX ZOOM 90

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD MAP, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREIN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL# 13131C02790 DATED 10/04/2016

CURVE TABLE

CURVE LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	105.153	284.673	180.00°
C2	20.256	99.210	202.90°
C3	20.256	99.210	177.10287°

LINE TABLE

LINE	LENGTH	BEARING
L1	14.93	146°55'39.0"

GENERAL NOTES

- TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
- LAST DATE OF FIELD SURVEY 01/11/2023.
- ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
- INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES.
- NO CERTIFICATION IS MADE AS TO THE ACCURACY OF ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH NOT SHOWN HEREIN. CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS PERFORMED HIS OR HER DUTY WITH A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

This plat is a retracement of an existing parcel or parcels of land and does not create new boundaries. It is based on the information shown on the attached plat and does not create new boundaries. THE RECORDING INFORMATION OF THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN THE ONE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN THEREON. LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in DCCAS Section 13-6-6-37.

GEORGIA
REGISTERED
LAND SURVEYOR
No. 2642
ANGEL H. WARRERO

ANGEL H. WARRERO P.L.S. #2442
Certified Design Professional # 4479

01/12/2023



REV.	DESCRIPTION	DATE
1	SOUTHSIDE SURVEYING & PLANNING L.S.F.000831	01/12/2023

RETRACEMENT SURVEY FOR:
4787 HWY. 42 L.L.C.
2ND DIBL.
HENRY COUNTY, GA.

Drawn By: AMM JR.
Scale: 1"=60'
Date: 01/12/2023



DATE: 9/16/2020

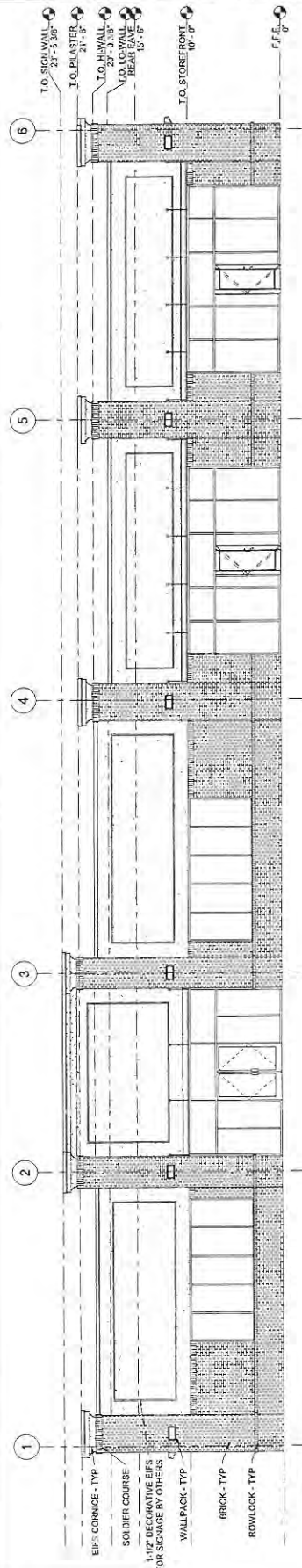
WARNER ARCHITECTURAL ASSOCIATES
 109 ANDERSON STREET SE, SUITE 105
 MARIETTA, GA 30060
 PH: 678.290.9200
 EMAIL: INFO@WARNERARCHASSOC.COM



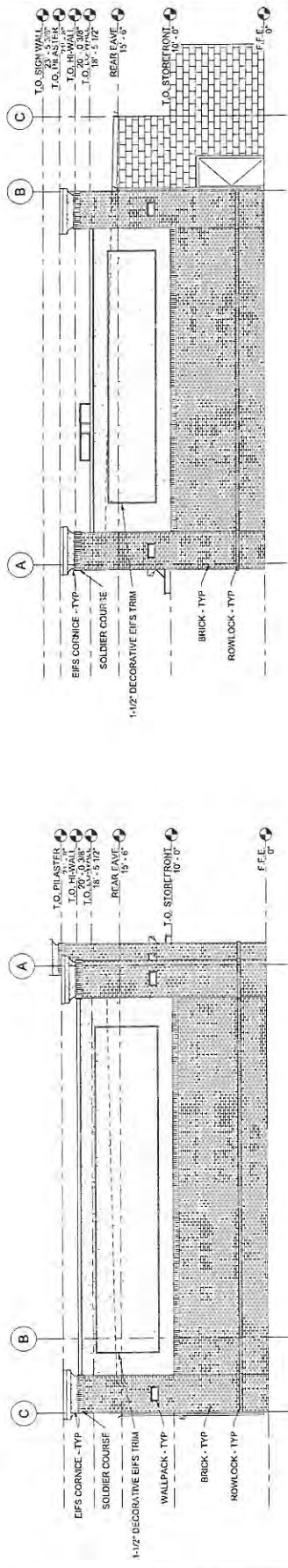
ELLIOT'S MARKETPLACE
 1500 SIGMAN RD
 CONYERS, GA 30012

DRAWN BY: CCF
CHECKED BY: JMT
PROJECT: T2001
REVISION:
REVISION:
REVISION:
REVISION:

EXTENSION
 ELEVATIONS
A5

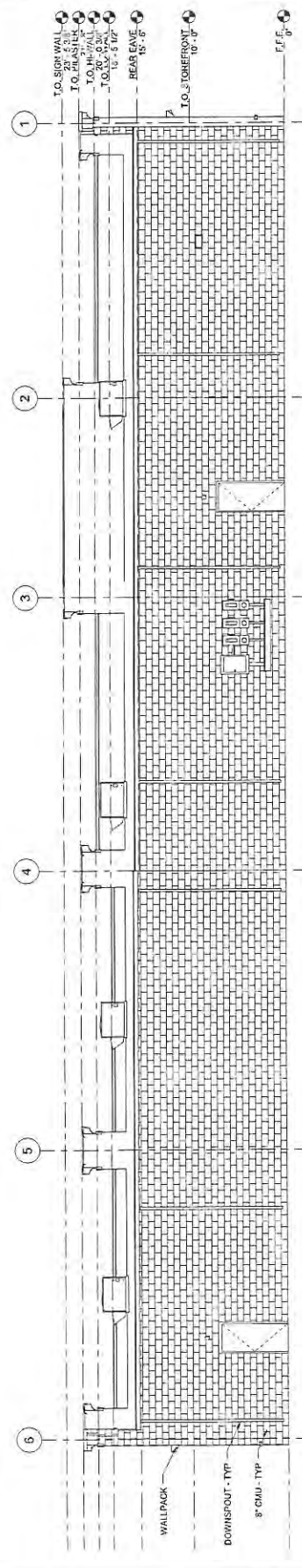


1 FRONT ELEVATION
 SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
 SCALE: 3/16" = 1'-0"

3 EAST ELEVATION
 SCALE: 3/16" = 1'-0"



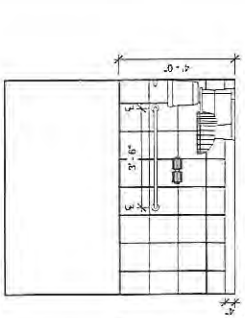
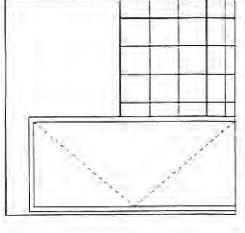
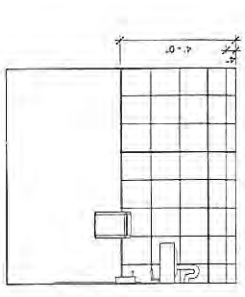
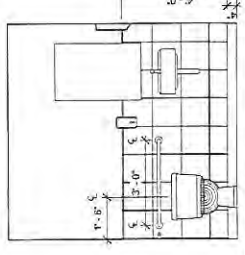
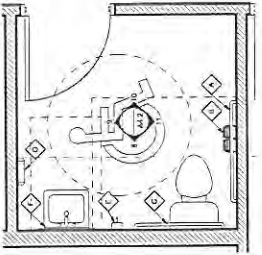
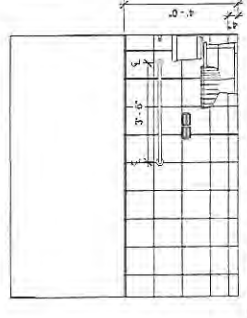
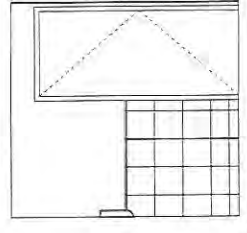
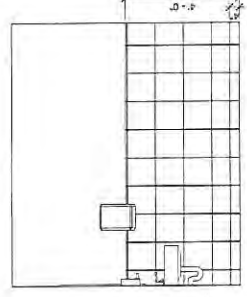
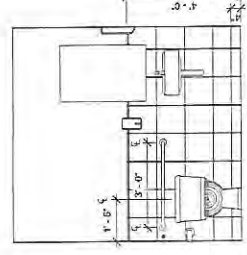
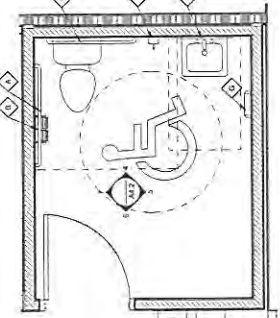
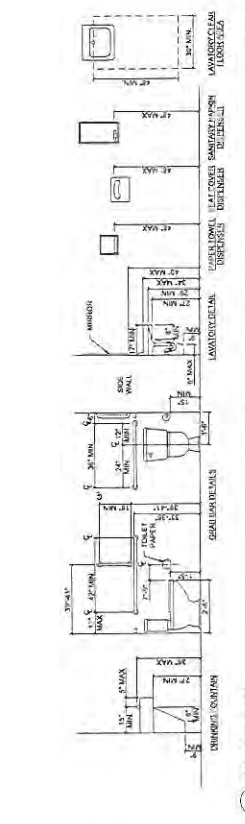
4 REAR ELEVATION
 SCALE: 3/16" = 1'-0"

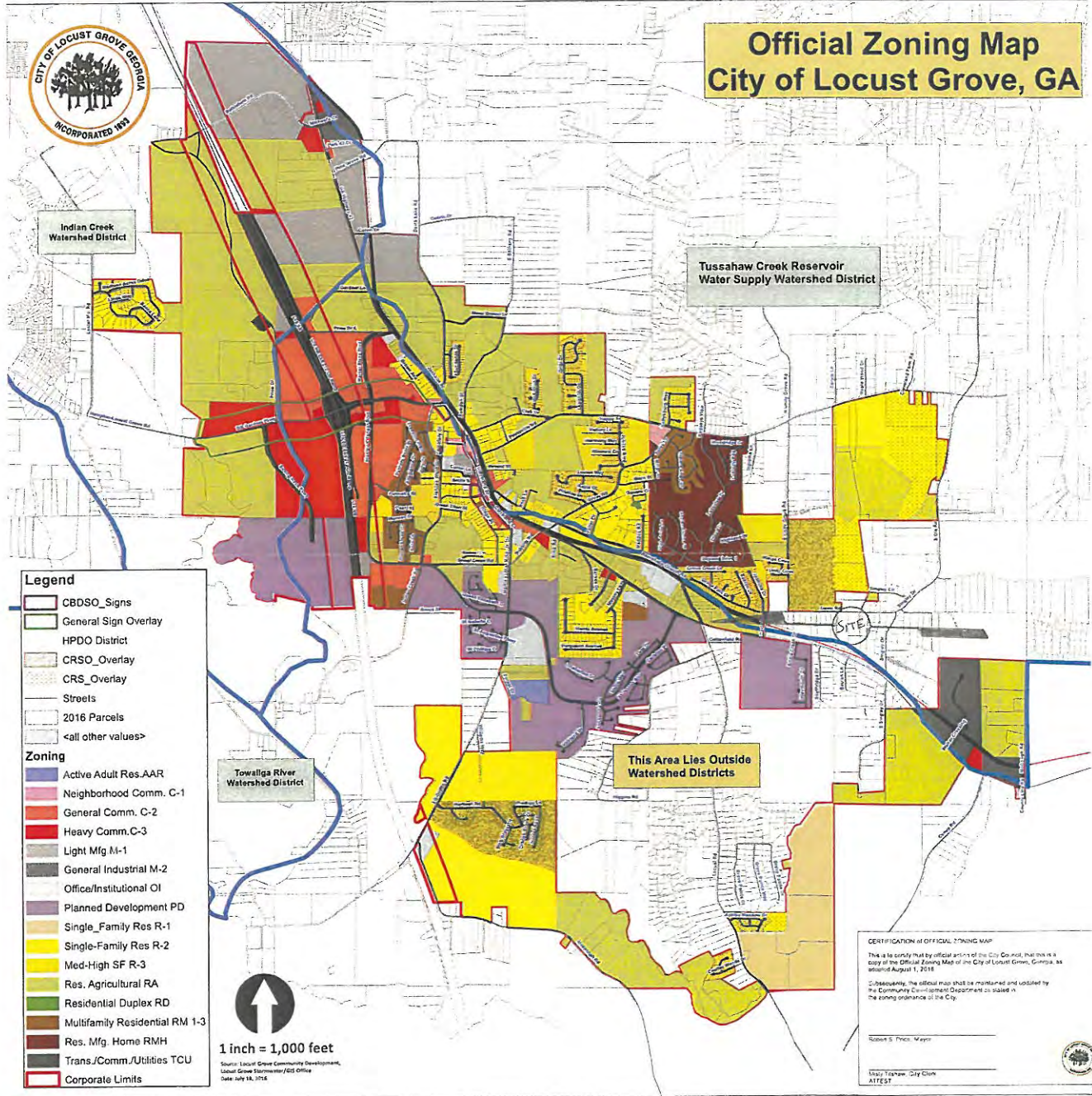
ACCESSORY SCHEDULE

MARK	ITEM/DESCRIPTION	REMARKS
A	GRAB BAR (7" LONG)	MOUNT CENTER AT 36" - 39" A.F.F.
B	TOILET TISSUE...	MOUNT CENTER AT 18" A.F.F.
C	GRAB BAR (6" LONG)	MOUNT CENTER AT 33" - 36" A.F.F. - 6" FROM WALL
D	BABY CHANGING STATION	(IF REQUESTED BY OWNER) MOUNT AT 27" A.F.F.
E	SOAP DISPENSER	MOUNT ON COUNTER TOP
F	MIRROR	MOUNT BOTTOM AT 36" A.F.F.
G	PAPER TOWEL...	MOUNT CLASSIC SERIES PAPER TOWEL DISPENSER

- ### NOTES
1. ALL TOILETS, URINALS, AND SINKS SHALL COMPLY WITH ADA AND LOCAL HANDICAP CODES.
 2. REINFORCED FLOORING SHALL BE INSTALLED AT ALL GRAB BAR LOCATIONS.
 3. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER GRAB BARS. GRAB BARS SHALL NOT REQUIRE TIGHT GRASPING, TIGHT FINGERING OR TWISTING OF THE WAIST TO OPERATE.
 4. ALL GLAZED AREAS, INCLUDING GLASS MIRRORS, IN ANY HORIZONTAL LOCATIONS AS DEFINED IN SECTION 050500 SHALL BE TEMPERED AS REQUIRED BY CODE.

- ### ADA NOTES
1. POSITION ON LATCH SIDE OF DOOR OR NEAREST ADJACENT WALL AT 6" MIN. DISTANCE FROM THE CENTER OF THE RAISED CHARACTER ON THE SIGN.
 2. SIGNS WITH TACTILE CHARACTERS SHALL BE 18" MIN. HIGH.
 3. SIGNS WITH TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. CENTERED ON THE TACTILE CHARACTER IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.





**Official Zoning Map
City of Locust Grove, GA**



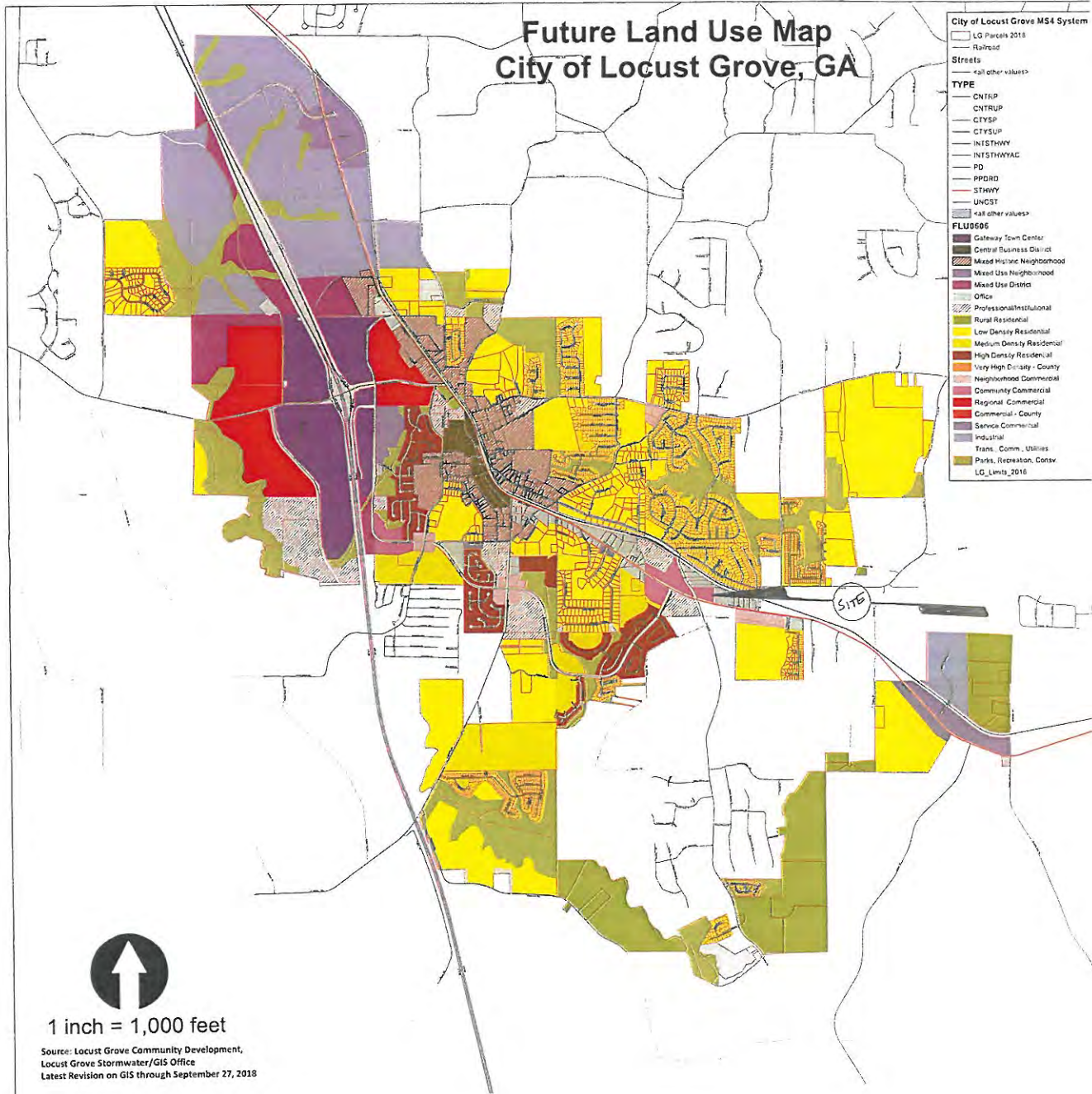
- Legend**
- CBDSD_Signs
 - General Sign Overlay
 - HPDO District
 - CRSO_Overlay
 - CRS_Overlay
 - Streets
 - 2016 Parcels
 - <all other values>
- Zoning**
- Active Adult Res.AAR
 - Neighborhood Comm. C-1
 - General Comm. C-2
 - Heavy Comm.C-3
 - Light Mfg M-1
 - General Industrial M-2
 - Office/Institutional OI
 - Planned Development PD
 - Single_Family Res R-1
 - Single-Family Res R-2
 - Med-High SF R-3
 - Res. Agricultural RA
 - Residential Duplex RD
 - Multifamily Residential RM 1-3
 - Res. Mfg. Home RMH
 - Trans./Comm./Utilities TCU
 - Corporate Limits

1 inch = 1,000 feet
Source: Locust Grove Community Development,
 Locust Grove Surveyor/GIS Office
 Date: July 18, 2016

CERTIFICATION OF OFFICIAL ZONING MAP
 This is to certify that by official action of the City Council, that this is a copy of the Official Zoning Map of the City of Locust Grove, Georgia, as amended August 1, 2016.
 Consequently, the official map shall be maintained and updated by the Community Council/Planning Department as stated in the existing ordinance of the City.

Robert S. Price, Mayor
 Mary Tussaw, City Clerk
 ATTEST

Future Land Use Map City of Locust Grove, GA



Results:
 Parcel ID - 147-01038000
 A/L ID - 000000HYKRW
 Address - 4787 HIGHWAY 42 S
 Owner - 4787 HIGHWAY 42 LLC
 Acres - 3.37
 Zoning List
 View: Report | Google Maps | Google Maps opens in a new tab

Parcel Information:
 Parcel ID: 147-01038000
 Property Address: 4787 HIGHWAY 42 S
 District: City/LocustGrove

Class: R
Acres: 3.37

Owner: 4787 HIGHWAY 42 LLC
 300 LESTER MILL RD STE 170
 LOCUST GROVE GA 30248

Value Information:
 Land Value: \$34,700
 Building Value: \$132,600
 Misc Value: \$0
 Total Value: \$167,300

Price: \$415,400
Reason: OTHER

Qual: U

Last 2 Sales:
 Date: 8/5/2019
 Price: \$415,400
 Reason: OTHER
 Date: 5/13/2015
 Price: \$183,000
 Reason: OTHER

EXHIBIT B



REZONING EVALUATION REPORT

FILE: RZ-23-02-01

March 20, 2023

REZONING RA TO C-2

Property Information

Tax ID	147-01038000
Location/address	Land Lot 156 of the 2 nd District 4787 Highway 42
Parcel Size	3.37 +/- acres
Current Zoning	RA (Residential Agricultural)
Request	Rezoning to C-2 (General Commercial)
Proposed Use	Gas Station/Convenience Store with two additional storefront tenant spaces
Existing Land Use	Vacant
Future Land Use	Community Commercial
Recommendation	Approval with conditions

Summary

4787 Highway 42 LLC of McDonough, GA (the “Applicant”), requests rezoning from RA (Residential Agricultural) to C-2 (General Commercial) for property located at 4787 Highway 42 in land lot 156 of the 2nd District. The applicant intends to develop the property as a gas station/convenience store having two additional storefronts for a proposed restaurant and barber shop.

The property abuts vacant RA (Residential Agricultural) properties to the north, east, and south. Neighboring zoning designations and land uses on the west side of Highway 42 include PD (Planned Development) and Single-Family Residential.

Current Zoning

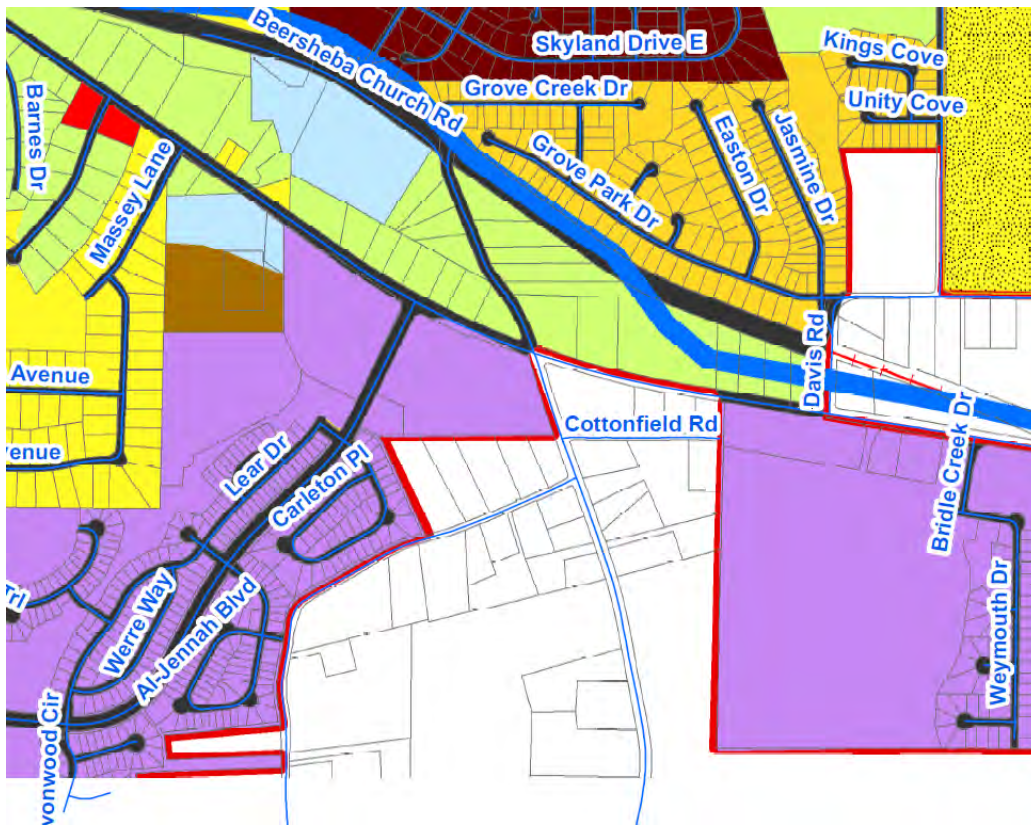
The subject property is currently zoned RA (Residential Agricultural).



REZONING EVALUATION REPORT

FILE: RZ-23-02-01

March 20, 2023
REZONING RA TO C-2



Future Land Use

The subject property is contained within an area identified on the Future Land Use Map (FLUM) as Community Commercial. This FLUM designation serves a trade population of 25,000 or more, and mainly consists of grocery stores and other anchor tenants less than 70,000 square feet in size. These centers are typically no larger than 300,000 square feet in leasable area. Typical zoning district(s) under the current ordinance would be C-1 (Neighborhood Commercial) and C-2 (General Commercial).

Livable Centers Initiative (LCI) Overlay

The subject property is not located in the City of Locust Grove Livable Centers Initiative (LCI) Study Area.

Development of Regional Impact (DRI)

The subject property does not trigger the Georgia Department of Community Affairs (DCA) threshold for a Development of Regional Impact (DRI). For Commercial Developments in Rural and Developing Rural areas, the threshold is 300,000 square feet of new development. The Applicant is proposing a 4680 square ft. gas

Preserving the Past...Planning the Future



REZONING EVALUATION REPORT

FILE: RZ-23-02-01

March 20, 2023
REZONING RA TO C-2

station/convenience store having two additional tenant spaces and two storage buildings measuring 3,000 square feet each.

Service Delivery / Infrastructure

Water and Sewer: The subject property is located within the City's current water and delivery area and has access to adequate water supply. City sanitary sewer service is not currently available to the subject property. The applicant applied for and received a water and sewer availability letter from the City.

Land Use: If the requested rezoning to C-2 (General Commercial) is approved, the site must be in compliance with the requirements set forth in the City's C-2 zoning ordinance as well as development standards established in Title 15 of the City Code, including Watershed Protection standards, as applicable to the site.

Police Services: The subject property is in the existing city limits and will remain on a regular patrol route. Future development of this area may require additional police patrol for crime prevention and traffic control.

Fire: Fire and emergency services will be performed by Henry County as is similar with other portions of the city as defined by the Service Delivery Strategy.

Transportation Impacts: The proposed development is estimated to generate approximately 800 +/- trips per weekday.

Criteria for Evaluation of Rezoning Request

Section 17.04.315 Procedure for Hearing before City Council.

(a) **All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:**

- (1) **The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community.** The subject property is located on a highly traveled state route on the periphery of a rapidly

Preserving the Past... Planning the Future



REZONING EVALUATION REPORT

FILE: RZ-23-02-01

March 20, 2023

REZONING RA TO C-2

growing residential and the proposed use is consistent with anticipated community commercial growth in the neighboring area. Staff does not anticipate any negative impact on the character of the surrounding area.

- (2) **The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter.** The proposed amendment is consistent with the City's Future Land Use Map and Comprehensive Plan.
- (3) **Consistency with the Land Use Plan.** The Applicant's rezoning request is compatible with the current FLUM designation (Community Commercial).
- (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Staff anticipates little impact on existing infrastructure.
- (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** The proposed development will likely generate a small increase in existing vehicular circulation in the area, an estimated 800 +/- trips. The intersection of Locust Road and Highway 42 is already signalized.
- (6) **The impact upon adjacent property owners should the request be approved.** Immediate neighboring properties consist of vacant/undeveloped RA (Residential Agricultural) properties, single-family homes, and a large church on the west side of Highway 42. Potential impacts to neighboring single-family housing will be mitigated via buffering as required in the City's landscaping ordinance (17.04.100).
- (7) **The ability of the subject land to be developed as it is presently zoned.** The subject property can be used/developed as currently zoned RA (Residential Agricultural).
- (8) **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.** There are no known physical conditions or limitations that could preclude the use of the site.

Preserving the Past...Planning the Future



REZONING EVALUATION REPORT

FILE: RZ-23-02-01

March 20, 2023

REZONING RA TO C-2

- (9) **The merits of the requested change in zoning relative to any other guidelines and policies for development which the Community Development Commission and City Council may use in furthering the objectives of the Land Use Plan.** The merits of the requested change are consistent with the City's overall vision for economic development and land use.

Recommendations

Staff recommends APPROVAL with the following conditions:

1. The conceptual site plan received February 3, 2023 shall be revised to remove any storage uses, not permitted by the C-2 zoning designation, and submitted to the Community Development Department prior to the April 3, 2023 regular meeting of the Locust Grove City Council.

EXHIBIT C

AFFIDAVIT OF SIGN POSTING

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

1.

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

2.

4787 Highway 42, LLC of McDonough, GA requests a rezoning of 3.37+/- acres located on Highway 42 and Jackson Street in Land Lot 156 of the 2nd District from RA (Residential Agricultural) to C-2 (General Commercial) for the purpose of developing a convenience store/gas station.

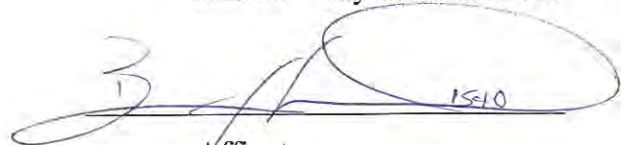
3.

On the 28th day of February 2023, I, Brian Fornal posted a double-sided sign notification on the subject parcel advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 20th day of March at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. A photograph of same is attached hereto as Exhibit "A" and incorporated herein by reference. The public hearing sign was posted at the following location:

1. Double-sided sign posted at 9:45 on Highway 42 near Jackson Street on 2/28/23.

FURTHER AFFIANT SAYETH NOT.

This 15th day of March 2023


 Affiant

Sworn and subscribed before me this 15th day of March, 2023

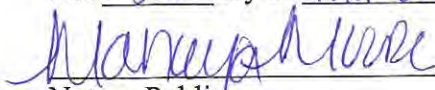

 Notary Public



Exhibit "A"



JONESBORO GROUP
TJI D/B/A GRAY PUBLISHING
PO BOX 1286
LAWRENCEVILLE GA 30046
(770)963-9205

ORDER CONFIRMATION

Salesperson: DAWN WARD

Printed at 02/22/23 12:15 by dward-lv

Acct #: 119830

Ad #: 96129

Status: New

CITY OF LOCUST GROVE / L
PO BOX 900
ATTN TIM YOUNG
LOCUST GROVE GA 30248

Start: 03/01/2023 Stop: 03/01/2023

Times Ord: 1

Times Run: ***

LGL 1.00 X 64.00 Words: 300

Total LGL 64.00

Class: 0928 PUBLIC HEARING/NOTICE

Rate: L928

Cost: 50.00

Affidavits: 1

Ad Descrpt: PUBLIC HEARING 3/20/2023

Descr Cont: PUBLIC HEARING NOTICE CIT

Given by: ANNA WILLIAMS

P.O. #:

Contact:

Phone: (770)957-7055

Fax#:

Email: mspurling@locustgrove-ga.gov

Agency:

Created: dward 02/22/23 12:09

Last Changed: dward 02/22/23 12:14

PUB ZONE EDT TP RUN DATES
HDH A 95 S 03/01
HINT A 102 S 03/01

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

JONESBORO GROUP
TJI D/B/A GRAY PUBLISHING
PO BOX 1286
LAWRENCEVILLE GA 30046
(770)963-9205

ORDER CONFIRMATION (CONTINUED)

Salesperson: DAWN WARD

Printed at 02/22/23 12:15 by dward-lv

Acct #: 119830

Ad #: 96129

Status: New

Public Hearing Notice
City of Locust Grove
March 20, 2023
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, March 20, 2023, at 6:00 PM, will conduct public hearings for the purpose of the following:

REZONING

RZ-23-02-01 4787 Highway 42, LLC of McDonough, GA requests a rezoning of 3.37+/- acres located at 4787 Highway 42 from RA (Residential Agricultural) to C-2 (General Commercial) for the purpose of developing a convenience store/gas station.

ZONING MAP UPDATE

The City will conduct a public hearing to discuss updates to the Official Zoning Map for the City of Locust Grove, and for other considerations.

COMPREHENSIVE PLAN UPDATE

The City will conduct a public hearing to discuss the process of the update and the expected timeline for the amendment process, including Public Outreach and upcoming Open Houses.

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

Daunté Gibbs
Community Development
Director - City of Locust
Grove
96129-3/1/2023

EXHIBIT D

1. The conceptual site plan received February 3, 2023 shall be revised to remove any storage uses, not permitted by the C-2 zoning designation, and submitted to the Community Development Department prior to the April 3, 2023 regular meeting of the Locust Grove City Council.



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: DCA Required Public Hearing for 2023 Comprehensive Land Use Plan Update

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: March 1, 2023

Budget Item: N/A

Date Received: February 3, 2023

Workshop Date: March 20, 2023

Regular Meeting Date: April 3, 2023

Discussion:

This is a required public hearing to discuss the process of the update and the expected timeline for the amendment process, including Public Outreach and upcoming Open Houses. Comprehensive Plan updates are now required every 5 years to maintain Certified Local Government Status. The City is working with the Atlanta Regional Commission for the 2023 update. Previous Comprehensive plan updates have been done in conjunction with Henry County.

Recommendation:

The purpose of the public hearing is to inform the public about the update and anticipated schedule for outreach events. No action is needed.

CITY OF LOCUST GROVE

2023 COMPREHENSIVE PLAN UPDATE

First Public Hearing– March 20, 2023



WHY DO WE PLAN?



BACKGROUND: ARC COMPREHENSIVE PLANNING SERVICES

- ARC Primary Role: coordinate regional & state reviews
- Major Updates: every 10 years, minor update at 5-year mark
- Local planning rules complex:
 - Data-heavy/one-size fits all
 - 3 deliverables
 - Challenging & expensive

2012

Rules Revised

- ARC Primary Role: provide assistance if requested
- Updates every 5 years
- Emphasis on flexibility, customization, & usability:
 - Required elements + menu of optional elements
 - Simplified deliverable

BEFORE

AFTER

PROCESS: REQUIRED ELEMENTS

REQUIRED FOR ALL



REQUIRED FOR SOME



Required for Locust Grove: CIE, Land Use, Transportation, Housing



PROCESS: ELEMENTS REQUIRING UPDATE EVERY 5 YEARS

- Needs and Opportunities
- Broadband
- Land Use
- Report of Accomplishments (ROA) – Status of every item in existing Community Work Program (CWP), covering last 5 years
- New CWP – Items noted as Underway or Postponed in ROA, plus any brand-new items, covering next 5 years

See pp. 7-12 of DCA rules at Chapter 110-12-1-.03

PROCESS: ELEMENTS RCs ARE REQUIRED TO ASSIST WITH

- Goals
- Needs and Opportunities
- Broadband
- CWP

See p. 6 of DCA rules at Chapter 110-12-1-.03(7)(b)

This is technically what's required of the RC, but ARC's scope covers more.

SCHEDULE: NEAR-TERM

- Execute MOA
- Initial meetings with local staff to identify:
 - Strengths/weaknesses of existing plan
 - Issues emerging in last 5 years
 - Public engagement considerations
- Up-front data work (ARC)

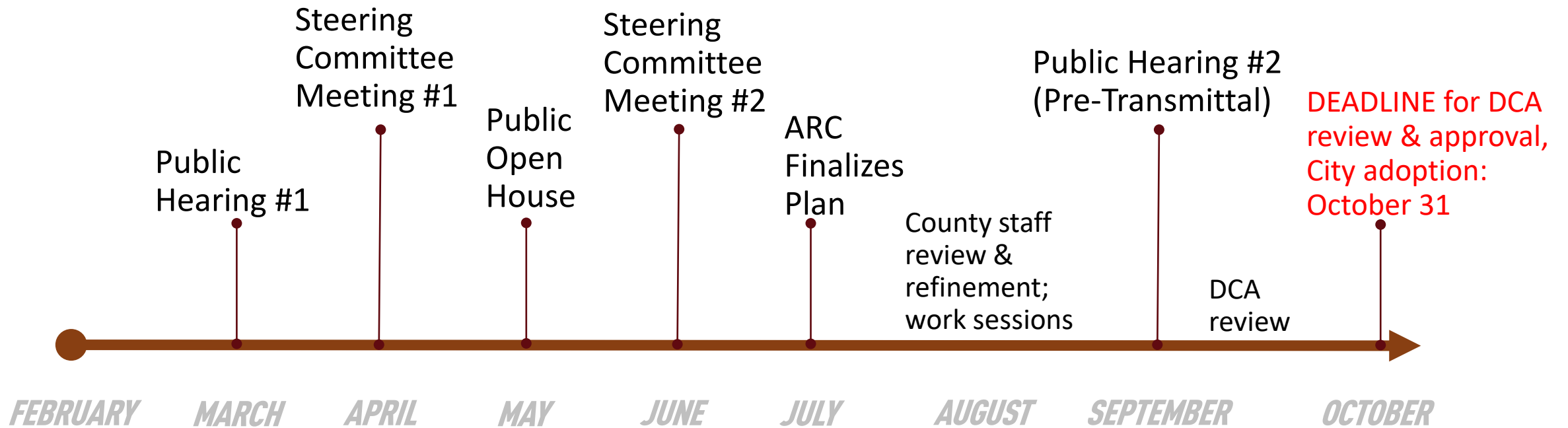
DEC-JAN

2022-2023

- Site Visit/Tour
- Review & begin editing last plan (ARC)
- Assemble steering committee
- Review CWP & evaluate status to inform ROA & new CWP
- Schedule steering committee meetings, public open house
- Develop online survey

FEB-MAR

TENTATIVE SCHEDULE: LONG-TERM



2023



QUESTIONS?



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: DCA Required Public Hearing for 2023 Comprehensive Land Use Plan Update

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: March 1, 2023

Budget Item: N/A

Date Received: February 3, 2023

Workshop Date: March 20, 2023

Regular Meeting Date: April 3, 2023

Discussion:

This is a required public hearing to discuss the process of the update and the expected timeline for the amendment process, including Public Outreach and upcoming Open Houses. Comprehensive Plan updates are now required every 5 years to maintain Certified Local Government Status. The City is working with the Atlanta Regional Commission for the 2023 update. Previous Comprehensive plan updates have been done in conjunction with Henry County.

Recommendation:

The purpose of the public hearing is to inform the public about the update and anticipated schedule for outreach events. No action is needed.



Administration Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Resolution to Apply for Traffic Signal at SR 42 and Bethlehem

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: Yes, SPLOST V and Dept. 4210

Date Received: Marh 15, 2023

Workshop Date: March 20, 2023 (Action Item – New Business)

Regular Meeting Date: N/A

Discussion:

Attached is a Resolution to Apply for a Traffic Signal at the Intersection of US23/SR 42 at Bethlehem Road. This allows for the Atlanta Office to review and approve signal plans developed by District 3 in Thomaston and commits us to the costs of power and communications (“telephone”) as well as putting us on notice that we may have to share costs in the signal itself, which was programmed in SPLOST V (for design work only, so we are saving money overall).

Recommendation:

APPROVE RESOLUTION TO SUBMIT REQUEST FOR TRAFFIC SIGNAL TO THE GA DEPARTMENT OF TRANSPORTATION.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF LOCUST GROVE TO APPLY FOR A TRAFFIC SIGNAL AT THE INTERSECTION OF US 23/SR 42 AT BETHLEHEM ROAD; TO AUTHORIZE THE CITY TO PAY ALL COSTS RELATED TO POWER AND COMMUNICATIONS; TO ACKNOWLEDGE THAT THE DEPARTMENT OF TRANSPORTATION MAY ASK FOR PARTICIPATION IN THE COSTS FOR PURCHASE, INSTALLATION AND MAINTENANCE OF THE SIGNAL IF APPROVED; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

W I T N E S S E T H:

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

WHEREAS, the Georgia Department of Transportation (“GDOT”) is organized by the State of Georgia for the planning, designing, construction and maintenance of roads and bridges throughout the State; and,

WHEREAS, GDOT is working on a project for the installation of a traffic signal along with improvements at the intersection of US 23/SR 42 at Bethlehem Road; and,

WHEREAS, this intersection is in need of improvements to increase safety and reduce delay for the citizens of the City as well as the traveling public; and,

WHEREAS, the City must submit an Application to the Georgia Department of Transportation for approval of a Stop and Go Traffic Signal; and,

WHEREAS, the City is aware that, if approved, the City will maintain the full costs of electricity and communications to the signal; and,

WHEREAS, the City has allocated funding from SPLOST V and T-SPLOST towards work at this intersection which may be asked for participation by GDOT in the costs of purchase, installation and maintenance of the signal, if approved; and,

WHEREAS, the Application has been reviewed for acceptance at a public meeting held by the City Council on March 20, 2023; and,

WHEREAS, the Mayor and Council believe that application for the signal to GDOT to advance this Project in the best interest of the County and the City, and their citizens;

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

1. **Authorization to submit Application.** The Mayor, by and with the advice and consent of the City Council, is hereby authorized to execute the Application for Traffic Signal as attached hereto and incorporated herein as **Exhibit “A”**.
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 20th day of March, 2023.

ROBERT S. PRICE, Mayor

APPROVED AS TO FORM:

ATTEST:

Misty Spurling, City Clerk
(seal)

City Attorney

EXHIBIT A

**APPLICATION TO REQUEST A TRAFFIC SIGNAL AT THE INTERSECTION OF US 23/SR
42 AT BETHLEHEM ROAD BY THE CITY OF LOCUST GROVE**

TO THE GEORGIA DEPARTMENT OF TRANSPORTATION



Distribution:
White – Applicant
Yellow – State Traffic Engineer
Pink – District Traffic Engineer

Do Not Write In This Space
Application No. _____
Permit No. _____

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

REQUEST FOR TRAFFIC SIGNAL

To the Georgia Department of Transportation:

City of Locust Grove hereby requests approval for the use of a traffic signal at the location described below:

LOCATION

Local Street names: US 23/SR 42 at Bethlehem Road

State Route Numbers: US 23/SR 42 at Bethlehem Road

TYPE SIGNAL

Stop and Go Flashing Beacon School Beacon Other

CONDITIONS OF APPLICATION AND STANDARDS OF OPERATION

In the event that the Georgia Department of Transportation authorizes the use of a traffic signal at the above location, the undersigned agrees to participate in the costs to purchase and install the signal. This level of participation will be determined after a study of the location has been completed. The signal must be installed to the Department’s standards and conform with the authorization issued by the Department and the provisions set forth therein.

COST OF OPERATION

The full and entire costs of the electric energy and telephone service used to operate the signal shall be at the expense of the applicant without any cost to the Georgia Department of Transportation. The applicant understands that the Department may ask for participation in the cost for the purchase, installation and maintenance of the signal if approved.

INSPECTION AND APPROVAL

The installation, maintenance and operation of said signal shall be subject at all times to inspection and approval by a duly authorized engineer of the Georgia Department of Transportation.

RIGHT TO REVOKE

The Georgia Department of Transportation reserves the right to revoke the approval should it for any reason desire to do so, by giving the applicant thirty (30) days written notice, and in that event, the applicant agrees to remove said signal from said right-of-way at its own expense or allow it to be removed by the Department.

This application is hereby submitted and all of the terms and conditions are hereby agreed to. The undersigned are duly authorized to execute this instrument.

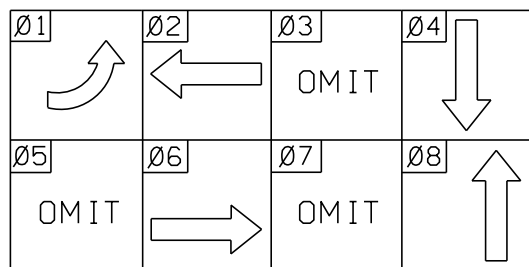
This the _____ day of _____ 20__

Attest: _____ By: _____

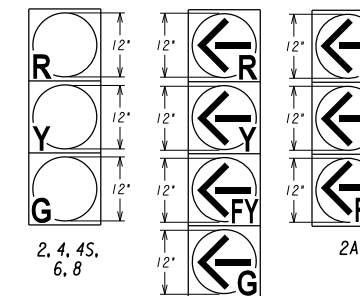
_____ Title: _____

Clerk

PHASING DIAGRAM



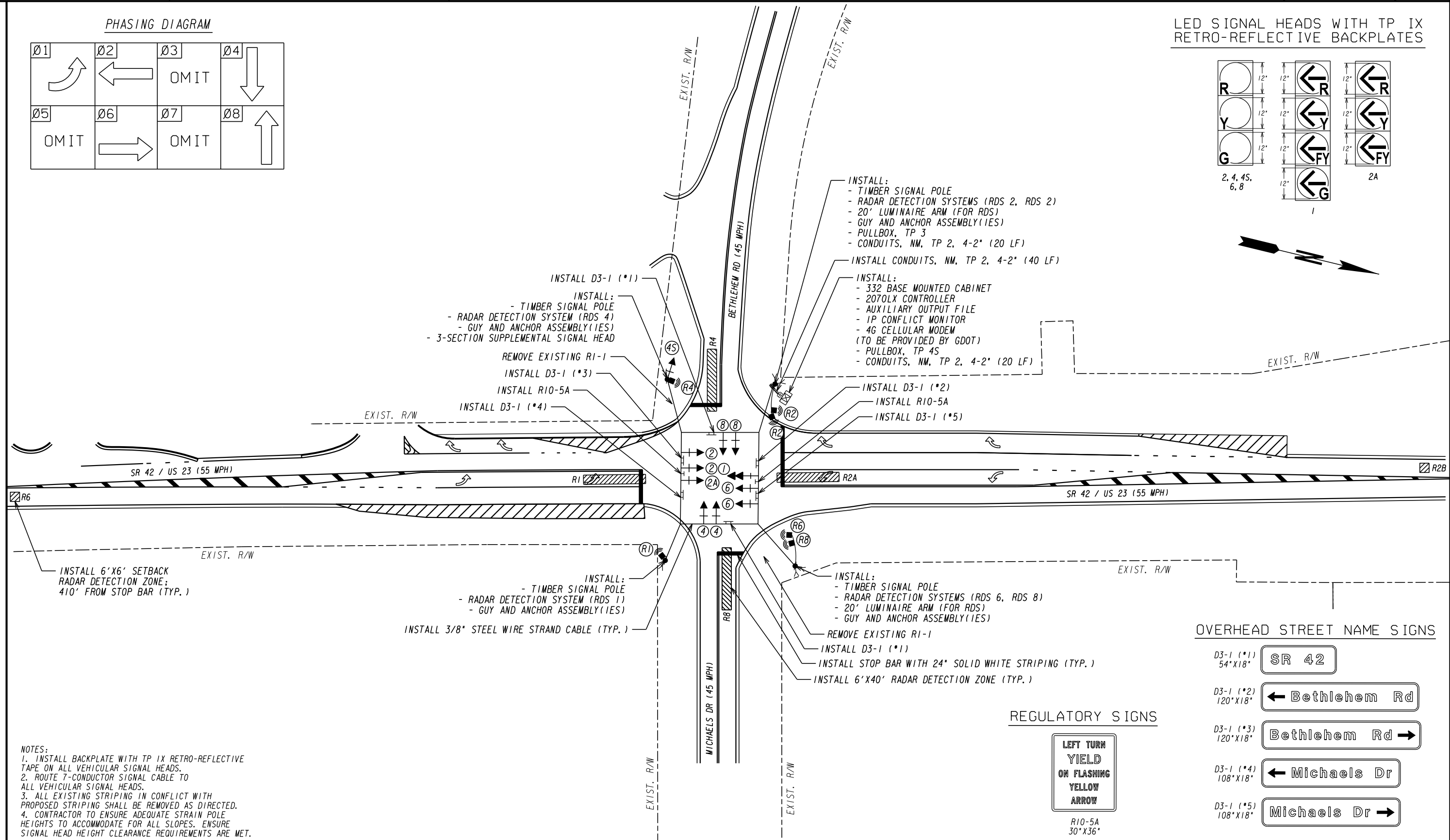
LED SIGNAL HEADS WITH TP IX
RETRO-REFLECTIVE BACKPLATES



Item: Resolution on Traffic Signal

03/15/2023

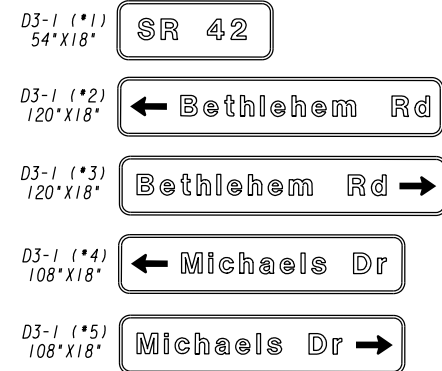
Page 6 of 6



NOTES:

1. INSTALL BACKPLATE WITH TP IX RETRO-REFLECTIVE TAPE ON ALL VEHICULAR SIGNAL HEADS.
2. ROUTE 7-CONDUCTOR SIGNAL CABLE TO ALL VEHICULAR SIGNAL HEADS.
3. ALL EXISTING STRIPING IN CONFLICT WITH PROPOSED STRIPING SHALL BE REMOVED AS DIRECTED.
4. CONTRACTOR TO ENSURE ADEQUATE STRAIN POLE HEIGHTS TO ACCOMMODATE FOR ALL SLOPES. ENSURE SIGNAL HEAD HEIGHT CLEARANCE REQUIREMENTS ARE MET.

OVERHEAD STREET NAME SIGNS

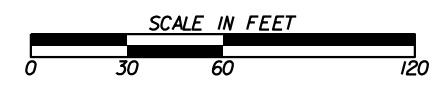


SIGNAL LEGEND

→ PROPOSED 3-SEC SIGNAL HEAD	→ PROPOSED 4-SEC SIGNAL HEAD
- → EXISTING 3-SEC SIGNAL HEAD	→ PROPOSED 5-SEC (CLUSTER)/T-SHAPED SIGNAL HEAD
→ RELOCATED 3-SEC SIGNAL HEAD	⊙ PEDESTRIAN SIGNAL HEAD

DETECTION LEGEND

▨ PROPOSED VIRTUAL DETECTION ZONE	▭ PROPOSED INDUCTIVE LOOP
◀ PROPOSED VIDEO DETECTION CAMERA	◼ PROPOSED RADAR
⊙ PROPOSED MAGNETOMETER	



REVISION DATES

SIGNAL PLANS

SR 42 / US 23 @ BETHLEHEM RD / MICHAELS DR

HENRY COUNTY

CHECKED:	DATE:	DRAWING No.
BACKCHECKED:	DATE:	
CORRECTED:	DATE:	
VERIFIED:	DATE:	



Community Development Department

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

Item Coversheet

Item: A Resolution to create a streetlight district in Collinswood at Locust Grove Station, Phase 2, a residential subdivision located along Tanger Blvd.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: NA

Budget Item: NA

Date Received: March 7, 2023

Workshop Date: March 20, 2023

Regular Meeting Date: April 3, 2023

Discussion:

Staff received a petition to create a streetlight district in Collinswood, Phase 2, a residential subdivision.

- Number of Lots: 11
- Number of Lights: 4 (Central GA EMC)
- Type of Lights: Colonial LED
- Cost per Light: \$9.75 x 4 lights per month
- Cost per Month: \$39.00
- Cost per Year: \$468.00
- Administrative Cost: 15% of annual cost = \$70.20
- Pro Rata Cost per Lot: $\$468.00 + \$70.20 / 11 \text{ lots} = \underline{\$48.93 \text{ per year}}$

Comments:

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

Recommendation:

Approval of the Resolution to create a new streetlight district in the Collinswood, Phase 2, subdivision.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A REQUEST TO CREATE A STREET LIGHT TAX DISTRICT IN COLLINSWOOD AT LOCUST GROVE STATION, PHASE 2, SUBDIVISION IN ACCORDANCE WITH CHAPTER 3.10 OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES; TO PROVIDE CONDITIONS FOR APPROVAL; TO IDENTIFY A PUBLIC PURPOSE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

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

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

WHEREAS, Eric Brown, agent for the property owner (“Owner”) submitted an *Application for Special Tax District – Street Lighting* and a *Petition for Special Tax District – Street Lighting* (“Application”) attached as **Exhibit “A”** for the subdivision known as Collinswood at Locust Grove, Phase 2, (the “Subdivision”) located along Tanger Boulevard; and,

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

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

WHEREAS, the City agrees to pay the monthly streetlight fee of \$39.00 (\$468.00 annually) to Central Georgia EMC in accordance with the Request and to be reimbursed for such payments by way of assessments imposed upon all property owners within this subdivision in the amount of \$48.93 (includes a 15% administrative fee) per lot annually; and,

WHEREAS, the Request was heard by the Council during a regularly scheduled Work Shop meeting on March 20, 2023; and,

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

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

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

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

THIS RESOLUTION adopted this 6th day of April 2023.

ROBERT S. PRICE, MAYOR

ATTEST:

MISTY SPURLING, CITY CLERK

(seal)

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT “A”

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

Application For Special Tax District - Street Lighting

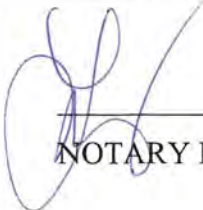
We, the undersigned, all being property owners of the City of Locust Grove Special Tax District for Street Lighting, being the Collinswood Phase 2 (Subdivision) in Land Lot(s) 154, _____, and _____ of the 2nd Land District at Tanger Blvd (road), do hereby petition the Mayor and City Council of the City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

Each of us do hereby pledge and consent to levying of a lien by the City against property we own for the purpose of payment for the cost of maintenance and operation of the streetlights. There are 11 (number) lots currently existing in the Special Tax District Collinswood Phase 2 (Subdivision), and each owner as shown on the tax records has affirmatively signed this petition or their indication for disapproval is noted herein. The petition represents 11 (number) affirmative votes, representing 100 % of this district to be affected in this request. Your signature on this petition indicates that you have read and fully understand all information contained with Chapter 3.10 of the Code of Ordinances of the City of Locust Grove.

Personally appeared before me, a Notary Public, the undersigned affiance, who says on oath that Eric Brown (name) is one of the subscribing witnesses to the within instrument; and, that each said witnesses saw the execution and delivery of the same by each grantor therein for the purpose set forth; and, that each of said witnesses signed the same as supported. Sworn to and subscribed to me, this 20th day of February, 20 23.



SUBSCRIBING WITNESS



NOTARY PUBLIC



PLEASE INDICATE WHICH UTILITY COMPANY SERVICES YOUR PROPOSED STREETLIGHT DISTRICT:

GEORGIA POWER CENTRAL GEORGIA OTHER _____

NEW STREETLIGHT DISTRICT ADDING STREETLIGHTS TO EXISTING DISTRICT

Petition For Special Tax District - Street Lighting

[Make additional copies, if necessary]






PROPERTY OWNERS	OWNERS' SIGNATURE	STREET ADDRESS	(Y)ES OR (N)O	WITNESS' SIGNATURE
D R Horton		Evident Point	Y	
D R Horton		Kirkland Dr	Y	
D R Horton		Gallant Way	Y	

EXHIBIT “B”

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

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

UNDERGROUND WIRING / OUTDOOR LIGHTING AGREEMENT

Name: City of Locust Grove Acct. No.: 12223016 Loc. No.: 1011-28-703
(Print Name as Listed on Bill Card)

Address: Lights Collinswood Subdivision Phase 2

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

1. INFORMATION AND COST

Lights, Fixtures, and Poles:

Quantity 4 Rate 13 Class 5 Cost Per Month \$ 9.75 each Total Cost \$ 39.00 per month Description: Discounted Colonial LED Lights
Quantity ___ Rate ___ Class ___ Cost Per Month \$ ___ each Total Cost \$ ___ per month Description: _____
Quantity ___ Rate ___ Class ___ Cost Per Month \$ ___ each Total Cost \$ ___ per month Description: _____
Quantity ___ Rate ___ Class ___ Cost Per Month \$ ___ each Total Cost \$ ___ per month Description: _____

TOTAL COST PER MONTH \$ 39.00

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

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

13. This agreement shall become effective on the date of service is first delivered and shall remain in effect for 5 years and thereafter until terminated by either party's giving three month notice.
14. This agreement shall be binding upon the successors, legal representative, and assigns of the respective parties hereto.
15. The Corporation reserves the right to shield the light or relocate the pole and light if objected by the adjacent landowners.
16. I (we) will grant, bargain, sell, and convey unto the Corporation, its successors, and assign an easement and right-of-way for the purpose of constructing, inspecting, maintaining, operating, repairing, or replacing its facilities. The Corporation shall have the right to egress to and egress from the easement over the lands of the lessee adjacent to the easement and lying between public and private roads and easements.

Signature: _____

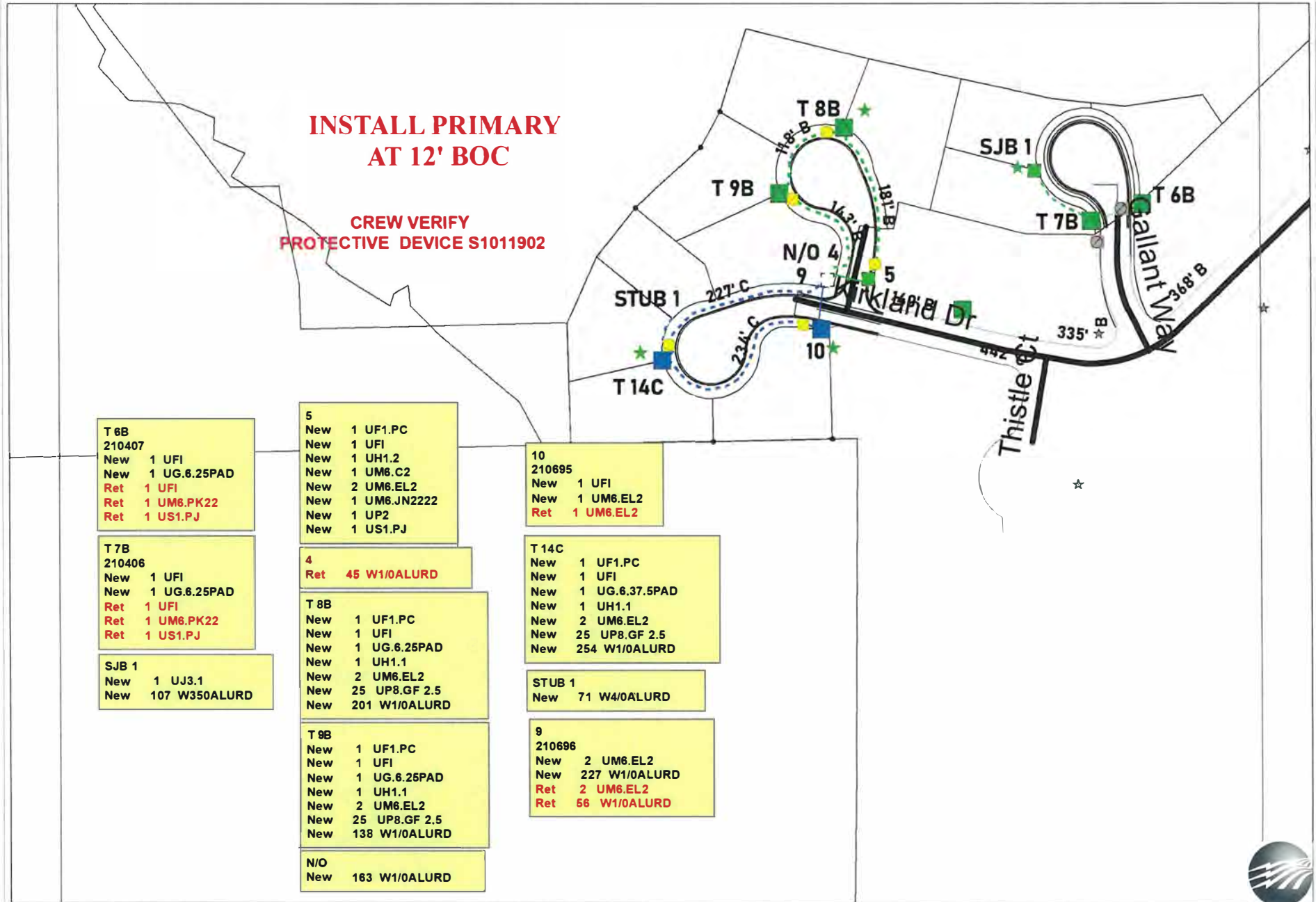
Print Name: _____

Title: _____

Date: _____

**INSTALL PRIMARY
AT 12' BOC**

**CREW VERIFY
PROTECTIVE DEVICE S1011902**



T 6B
210407
New 1 UFI
New 1 UG.6.25PAD
Ret 1 UFI
Ret 1 UM6.PK22
Ret 1 US1.PJ

T 7B
210406
New 1 UFI
New 1 UG.6.25PAD
Ret 1 UFI
Ret 1 UM6.PK22
Ret 1 US1.PJ

SJB 1
New 1 UJ3.1
New 107 W350ALURD

5
New 1 UF1.PC
New 1 UFI
New 1 UH1.2
New 1 UM8.C2
New 2 UM6.EL2
New 1 UM6.JN2222
New 1 UP2
New 1 US1.PJ

4
Ret 45 W1/0ALURD

T 8B
New 1 UF1.PC
New 1 UFI
New 1 UG.6.25PAD
New 1 UH1.1
New 2 UM6.EL2
New 25 UP8.GF 2.5
New 201 W1/0ALURD

T 9B
New 1 UF1.PC
New 1 UFI
New 1 UG.6.25PAD
New 1 UH1.1
New 2 UM6.EL2
New 25 UP8.GF 2.5
New 138 W1/0ALURD

N/O
New 163 W1/0ALURD

10
210695
New 1 UFI
New 1 UM6.EL2
Ret 1 UM6.EL2

T 14C
New 1 UF1.PC
New 1 UFI
New 1 UG.6.37.5PAD
New 1 UH1.1
New 2 UM6.EL2
New 25 UP8.GF 2.5
New 254 W1/0ALURD

STUB 1
New 71 W4/0ALURD

9
210696
New 2 UM6.EL2
New 227 W1/0ALURD
Ret 2 UM6.EL2
Ret 56 W1/0ALURD



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Request for a Special Event Permit for Haven House to hold their annual 5K fundraiser at Strong Rock Christian School on April 22, 2023.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: March 6, 2023

Workshop Date: March 20, 2023

Regular Meeting Date: April 3, 2023

Discussion:

The Haven House Board of Directors requests a Special Event Permit to hold their annual 5K race fundraiser from 7:00 AM until approximately 1:00 PM on April 23, 2023. The fundraiser is to benefit Haven House, a domestic violence shelter serving Henry, Butts, Lamar, and Jasper Counties.

- The duration of the event (including set up and break down)
 - The event will take place from 7:00 AM to 1:00 PM
- Contact information for the person who will be onsite at the event
 - Katie Tucker, 678-938-3814

Comments:

The applicant has provided the current route map and specified that there is no need for traffic control/police escort from LGPD.

Recommendation:

STAFF RECOMMENDS APPROVAL OF HAVEN HOUSE'S REQUEST TO HOLD THEIR 5K RACE FUNDRAISER AT STRONG ROCK CHRISTIAN SCHOOL ON APRIL 22, 2023.



SPECIAL EVENTS PERMIT APPLICATION

Applicant: Katie Tucker, Executive Director	Submission Date: February 27, 2023
Organization: Haven House	Event Date(s)*: Saturday, April 22, 2023
Type of Event: 5K Fundraiser	Event Time(s): 9:00 am

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

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

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

Applicant's local address:	PO Box 1150 McDonough, GA 30253
Applicant's e-mail address:	mkathleentucker@gmail.com
Location of the Event:	Strong Rock Christian School
Name and telephone number of onsite contact who will be onsite for the duration of the event.	Katie Tucker, 678-938-3814
Description of the nature of the special event:	fundraiser for Haven House/local nonprofit
Identify sponsors and/or merchants participating in the event.	Haven House Board of Directors
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	None
Duration of the event (including setup and take down)	7:00 am - 1:00 pm
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	Music before and after race

Additional required information:

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

Signature: _____

Date: February 27, 2023



E-VERIFY AFFIDAVIT

Locust Grove, GA

E-verify Private Employer Affidavit Pursuant to O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. § 36-60-6(d), stating affirmatively that the individual, firm or corporation has registered with and utilizes the federal work authorization program commonly know as E-Verify, or any subsequent replacement in O.C.G.A. § 36-60-6(d). Furthermore, the undersigned applicant verifies one of the following with respect to my application for the above mentioned document:

- 1. (a) The individual, firm or corporation employed more than ten (10) employees.
- (b) The individual, firm or corporation employed ten (10) or fewer employees.

If the employer selected 1(a) please fill out Section 2 below.

- 2. The undersigned private employer attests that its federal work authorization user identification number and date of authorization are listed below:

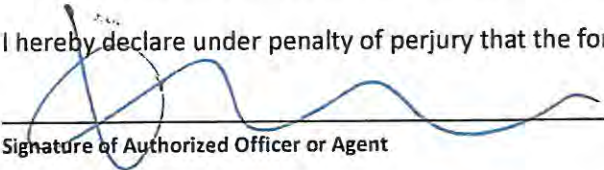
58-1851426

Federal Work Authorization User Identification Number

11/5/1999

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.


Signature of Authorized Officer or Agent

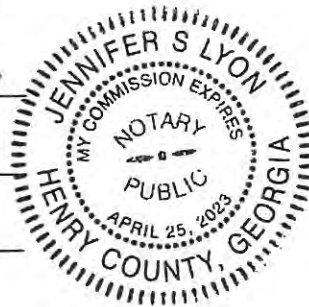
Katie Tucker, Executive Director
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

07 DAY OF February, 20 23

Jennifer S. Lyon
NOTARY PUBLIC

My Commission Expires: 4/25/23





AFFIDAVIT VERIFYING STATUS for RECEIPT OF PUBLIC BENEFITS
O.C.G.A. § 50-36-1(e)(2) AFFIDAVIT

By executing this affidavit under oath, as an applicant for the City of Locust Grove, Georgia public benefit (defined below), as supplemented by resolution of the City Council, and as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application to the City of Locust Grove:

I am a United States citizen.

OR

I am a legal permanent resident 18 years of age or older, or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

I understand that "public benefit" includes but is not limited to: Adult education; Authorization to conduct a commercial enterprise or business; Authorization to conduct activities regulated by local government such as flea markets, peddlers, sidewalk vendors, massage therapy, bingo games, adult entertainment, pawn shops, day cares, etc.; Business certificate, license, or registration; Business loan; Cash allowance; Contract for materials or services; Disability assistance or insurance; Down payment assistance; Energy assistance; Food stamps; Gaming license; Health benefits; Housing allowance, grant, guarantee, or loan; Home occupation certificate, license, license and registration; Loan guarantee; Medicaid; Occupational license; Professional license; Registration of a regulated business; Rent assistance or subsidy; Retirement benefits; State grant or loan; State identification card; Tax certificate required to conduct a commercial business; Temporary assistance for needy families (TANF); Unemployment insurance; Vehicles for Hire certificate or license; and Welfare to work.

Katie Tucker

Name of natural person applying on behalf of individual, business, corporation, partnership or other private entity

PO Box 1150 McDonough, GA 30253

Address of applicant named above

770-954-1008

Telephone Number

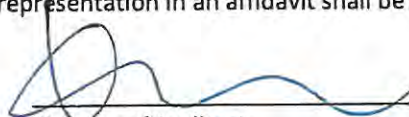
Haven House

Name of individual, business, corporation, partnership or other private entity for whom application is being made

Nonprofit fundraiser

Category of Public Benefit

In making the above representations under oath, I understand that any person who knowing and willfully makes a false, fictitious or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20.

 February 27, 2023
Signature of Applicant Date

Katie Tucker

Printed Name

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

27 DAY OF February 2023



NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/25/23

*Alien Registration Number for Non-citizens

GEORGIA
DRIVER'S LICENSE

Governor: *B. Perdue*

DRIVER'S LICENSE



Commissioner: *Janice R. Moore*



4d DL [REDACTED]
9 CLA [REDACTED]
2 MA [REDACTED]
1 TUCKER

8 10 AMBERWOOD CT
MCDONOUGH, GA 30252-3671
HENRY

12 REST A
9a END NONE
4a ISS 02/11/2020
15 SEX F 18 EYES GRN
16 HGT 5'-09" 17 WGT 150 lb

5 DD 408228414910038061

♥ ORGAN DONOR



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Request for a Special Event Permit for Kiesha Stubbs/The Artisan Markets to hold an outdoor makers market at the Locust Grove Train Watching Platform on 2nd and 4th weekends May 12, 2023 through September 23, 2023.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: N/A

Date Received: March 6, 2023

Workshop Date: March 20, 2023

Regular Meeting Date: April 3, 2023

Discussion:

Kiesha Stubbs/The Artisan Markets request a Special Event Permit to hold a recurring event at the Locust Grove Train Watching Platform the 2nd and 4th weekends of every month on Saturdays 12:00 PM to 4:00 PM and Fridays 5:00 PM to 9:00 PM May 12, 2023 through September 23, 2023.

- The duration of the event (including set up and break down)
 - The event will take place the 2nd and 4th Saturdays from 12:00 PM to 4:00 PM, and the 4th Friday of every month from 5:00 PM – 9:00 PM May 12, 2023 through September 23, 2023.

- Contact information for the person who will be onsite at the event
 - **Keisha Stubbs. 678-779-8737 or Ramar Edwards, 470-776-1431.**

Comments:

This event may present an opportunity to partner with Locust Grove Main Street or Downtown Development Authority.

Recommendation:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS:

- **THE APPLICANT SHALL BE RESPONSIBLE FOR TRASH COLLECTION AND REMOVAL AFTER EACH EVENT.**
- **EVENT PARKING SHALL BE LIMITED TO AREAS DESIGNATED FOR PUBLIC PARKING.**



SPECIAL EVENTS PERMIT APPLICATION

Applicant: Keisha Stubbs	Submittal Date: 3/3/2023
Organization: The Artisan Markets	Event Date(s)*: 5/12/23-9/23/23/ 2 nd & 4 th Saturdays/4 th Fridays
Type of Event: Outdoor makers market	Event Time(s): Sat- 12pm to 4pm Fri- 5pm to 9pm

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

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

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

Applicant's local address:	229 Hawken Trail McDonough GA 30253
Applicant's e-mail address:	Theartisanmarkets1@gmail.com
Location of the Event:	Locust Grove Train Station platform and the adjacent grassy area
Name and telephone number of onsite contact who will be onsite for the duration of the event.	Keisha Stubbs - (678)779-8737 Ramar Edwards - (470)776-1431
Description of the nature of the special event:	Makers market
Identify sponsors and/or merchants participating in the event.	
Identify types of goods to be sold*, if any <i>*Additional permits may be required</i>	Vendors will have: clothing, jewelry, candles, soaps, food, etc. (no alcohol)
Duration of the event (including setup and take down)	Sat- 10am- 5pm Fri- 3pm-10pm
Description of music/entertainment*: <i>*City's Noise Ordinance prohibits loud music/voices after midnight.</i>	DJ and/or live band

Additional required information:

- Written permission from the property owner
- Legible copy of the applicant's driver's license (or other State issued ID)
- If the event is a road race, parade, march, running or cycling along public streets, attach a proposed route for review and approval.
 - List number of police officers/public works staff requested – additional fees may apply
- All fees* are payable to the City of Locust Grove in the amount of \$150

**If the event is for a non-profit organization wishing to waive the fees, proof of the organization's non-profit status must be submitted.*
- **FOR PROFIT EVENTS ONLY:** Complete the "Georgia Bureau of Investigation – Georgia Crime Information Center Consent Form" for a background check.
- **FOR PROFIT EVENTS ONLY:** Complete the attached "E-Verify Affidavit"
- **FOR PROFIT EVENTS ONLY:** Complete the attached "Affidavit Verifying Status for Receipt of Public Benefits"

Signature: Date: 3/3/23



AFFIDAVIT VERIFYING STATUS for RECEIPT OF PUBLIC BENEFITS
O.C.G.A. § 50-36-1(e)(2) AFFIDAVIT

By executing this affidavit under oath, as an applicant for the City of Locust Grove, Georgia public benefit (defined below), as supplemented by resolution of the City Council, and as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application to the City of Locust Grove:

I am a United States citizen.

OR

I am a legal permanent resident 18 years of age or older, or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

I understand that "public benefit" includes but is not limited to: Adult education; Authorization to conduct a commercial enterprise or business; Authorization to conduct activities regulated by local government such as flea markets, peddlers, sidewalk vendors, massage therapy, bingo games, adult entertainment, pawn shops, day cares, etc.; Business certificate, license, or registration; Business loan; Cash allowance; Contract for materials or services; Disability assistance or insurance; Down payment assistance; Energy assistance; Food stamps; Gaming license; Health benefits; Housing allowance, grant, guarantee, or loan; Home occupation certificate, license, license and registration; Loan guarantee; Medicaid; Occupational license; Professional license; Registration of a regulated business; Rent assistance or subsidy; Retirement benefits; State grant or loan; State identification card; Tax certificate required to conduct a commercial business; Temporary assistance for needy families (TANF); Unemployment insurance; Vehicles for Hire certificate or license; and Welfare to work.

Keisha Stubbs - The Artisan Markets

Name of natural person applying on behalf of individual, business, corporation, partnership or other private entity

229 Hawkins Trail McDonough GA 30253

Address of applicant named above

678 779 8737

Telephone Number

Name of individual, business, corporation, partnership or other private entity for whom application is being made

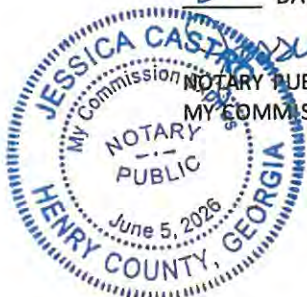
makers market

Category of Public Benefit

In making the above representations under oath, I understand that any person who knowing and willfully makes a false, fictitious or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20.

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

3rd DAY OF March 2023



NOTARY PUBLIC

MY COMMISSION EXPIRES: June 5, 2026

[Signature]

Signature of Applicant

3/3/23

Date

Keisha Stubbs

Printed Name

*Alien Registration Number for Non-citizens



E-VERIFY AFFIDAVIT
Locust Grove, GA

E-verify Private Employer Affidavit Pursuant to O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. § 36-60-6(d), stating affirmatively that the individual, firm or corporation has registered with and utilizes the federal work authorization program commonly know as E-Verify, or any subsequent replacement in O.C.G.A. § 36-60-6(d). Furthermore, the undersigned applicant verifies one of the following with respect to my application for the above mentioned document:

- 1. (a) _____ The individual, firm or corporation employed more than ten (10) employees.
- (b) _____ The individual, firm or corporation employed ten (10) or fewer employees.

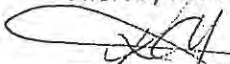
If the employer selected 1(a) please fill out Section 2 below.

- 2. The undersigned private employer attests that its federal work authorization user identification number and date of authorization are listed below:

_____ Federal Work Authorization User Identification Number

_____ Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.



Signature of Authorized Officer or Agent

Keisha Stubbs

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

3rd DAY OF March, 2023




NOTARY PUBLIC

My Commission Expires: June 5th 2026



COMMISSIONER *Robert H. Miller*



1223185

DRIVER'S LICENSE

VALENTIA VANESSA STUBBS

[REDACTED]

282 HUNTERS CHASE
MCDONOUGH, GA 30253-7443
HENRY

Restrictions: A End: NONE
Iss: 02/10/2016

Sex: F Eyes: BRO
Hgt: 5'-04" Wgt: 143.10

DD: 282000434720054254

URGENT MEDICAL INFORMATION ON REVERSE

K. Stelmas

Strong Rock and Run 5K Race
Strong Rock Christian School
4200 Strong Rock Pkwy
Locust Grove, GA



GA17059WC
Effective: Sep. 15, 2017
to Dec. 31, 2027

BILL GARDNER PKWY



MILE 2
138' from North
tip of island
across from fire
hydrant

START
At speed bump at
entrance 48'2" north
of brick fence post

**Strong Rock
Christian School**

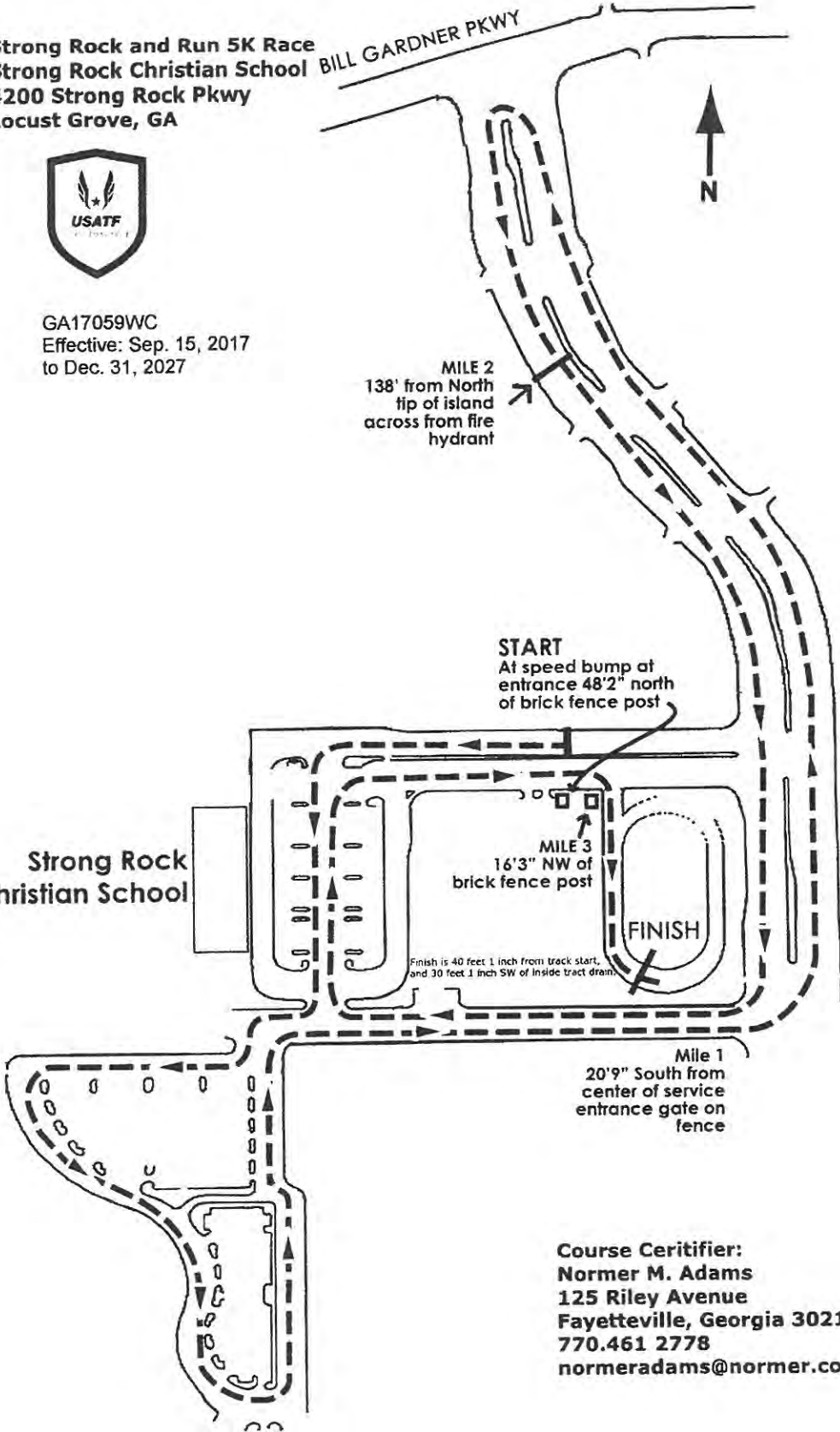
MILE 3
16'3" NW of
brick fence post

FINISH

Finish is 40 feet 1 inch from track start,
and 30 feet 1 inch SW of inside track drain

Mile 1
20'9" South from
center of service
entrance gate on
fence

Course Ceritifier:
Normer M. Adams
125 Riley Avenue
Fayetteville, Georgia 30214
770.461 2778
normeradams@normer.com



Strong Rock and Run 5K Race
Strong Rock Christian School
4200 Strong Rock Pkwy
Locust Grove, GA



GA17059WC
Effective: Sep. 15, 2017
to Dec. 31, 2027

BILL GARDNER PKWY



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Fayetteville, Georgia 30214
770.461 2778
normeradams@normer.com



**Road Running Technical Council
USA Track & Field**

Measurement Certificate



Name of the course Strong Rock and Run 5K Race Distance 5 km
 Location (state) Georgia (city) Locust Grove
 Type of course: road race calibration course
 Measuring method: bicycle steel tape electronic distance meter
 Measured by (name, address, phone & e-mail) Normer Adams normeradams@normer.com
770-461-2778 125 Riley Ave., Fayetteville, GA 30214
 Race contact (name, address, phone & e-mail) Sara Bishop sara_rachelsgift@outlook.com
770-826-8836 4200 Strong Rock Pkwy., Locust Grove, GA 30248
 Date(s) when course measured: Aug. 4, 2017
 Number of measurements of entire course: 2 Course Configuration: Complex of loops
 Elevation (meters above sea level) Start 237.4m Finish 237.4m Highest 249m Lowest 237.4m
 Straight line distance between start & finish 0 Drop 0 m/km Separation 0 %
 Type of surface: paved 100 % dirt % gravel % grass % track %
 Effective date of certification: Sept. 15, 2017 Certification code: GA17059WC

Notice to Race Director: Use this Certification Code in **all** public announcements relating to your race.

Be It Officially Noted That

Based on examination of data provided by the above named measurer, the course described above and in the map attached is hereby certified as reasonably accurate in measurement according to the standards adopted by the Road Running Technical Council. If **any** changes are made to the course, this certification becomes void, and the course must then be recertified.

Verification of Course — In the event a National Open Record is set on this course, or at the discretion of USA Track & Field, a verification remeasurement may be required to be performed by a member of the Road Running Technical Council. If such a remeasurement shows the course to be short, then all pending records will be rejected and the course certification will be cancelled.

This certification expires on December 31 in the year **2027**

AS NATIONALLY CERTIFIED BY:

Date: Sept. 15, 2017

Woody Cornwell – USATF/RRTC Certifier - Phone 803-405-1525
 1532 Harrington St., Newberry SC - E-Mail: woody.cornwell@gmail.com