



## Community Development Department

P. O. Box 900  
Locust Grove, Georgia 30248

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

## Item Coversheet

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**Item:** Request to rezone property located on Highway 42 (Parcels: 111-01012000, 111-01012001, 111-01011000, and 111-01010000) in Land Lot 233 of the 2nd District from RA (Residential Agricultural) to M-1 (Light Manufacturing) for the purpose of developing a gravel-surfaced truck/tractor-trailer parking lot.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** September 27, 2023

**Budget Item:** N/A

**Date Received:** September 5, 2023

**Workshop Date:** October 16, 2023

**Regular Meeting Date:** November 6, 2023

### **Discussion:**

Rob Franks of McDonough, GA requests a rezoning from RA (Residential Agricultural) to M-1 (Light Manufacturing) for 23.25+/- acres located on Highway 42 (Parcels: 111-01012000, 111-01012001, 111-01011000, & 111-01010000) in Land Lot 233 of the 2nd District for the purpose of developing a gravel truck parking lot.

### **Recommendation:**

Staff recommends DENIAL of the request.

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However, if after hearing the concurrent future land use map amendment requests pertaining to the subject property, the City Council chooses to approve the applicant's Rezoning Request, the following conditions are recommended:

1. Plain painted, baked or acrylic finish corrugated metal panels shall be prohibited on all exterior walls unless otherwise approved by the Architectural Review Board, and then only as an accent feature. Primary facades shall be tilt-up concrete, brick, natural stone, glass with proper fenestration using color, materials and design to break up large expanses of wall space.
2. A lighting plan shall be submitted and approved prior to the issuance of a Certificate of Occupancy. This lighting plan shall detail cutoff-type fixtures on all buildings and in parking lots as well as a photometric plan.
3. The applicant shall submit a stand-alone landscape plan for review by the City of Locust Grove Community Development Department.
4. As many mature trees as possible will be preserved and protected during construction, under the direction and supervision of a certified arborist, and remain preserved.
5. Twelve (12) feet of additional right-of-way beyond that which is required by Georgia Department of Transportation shall be dedicated to the City of Locust Grove, Georgia for future road improvements along S. R. 42.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO DENY A REZONING FROM RA (RESIDENTIAL AGRICULTURAL) TO M-1 (LIGHT MANUFACTURING) FOR 23.25+/- ACRES LOCATED ON HIGHWAY 42 (PARCELS: 111-01012000, 111-01012001, 111-01011000, & 111-01010000) IN LAND LOT 233 OF THE 2<sup>ND</sup> 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**, Rob Franks of McDonough, GA requests a Rezoning from RA (Residential Agricultural) to M-1 (Light Manufacturing) for 23.25 +/- acres located on Highway 42 (Parcels: 111-01012000, 111-01012001, 111-01011000, & 111-01010000) in land lot 233 of the 2nd District (the “Property), attached hereto as **Exhibit A**; and,

**WHEREAS**, the Applicant filed a request for a Rezoning on September 5, 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 October 16, 2023, as well as by the City Community Development Director; and,

**WHEREAS**, the Applicant requests a Rezoning for the purpose of developing a gravel truck parking lot; 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.

- ( ) That the request for Rezoning from RA to M-1 is hereby **APPROVED**.
- (X) That the request for rezoning is hereby **DENIED**.

2.

That the use of the Property is subject to:

- ( ) 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.
- (X) If no **Exhibit D** is attached hereto, then the property is zoned without conditions.

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 6<sup>th</sup> day of November 2023.

\_\_\_\_\_  
ROBERT S. PRICE, Mayor

ATTEST:

\_\_\_\_\_  
MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**EXHIBIT A**

**EXHIBIT B**

**EXHIBIT A**





# REZONING EVALUATION REPORT

October 16, 2023

FILE: RZ-23-09-02

REZONING RA TO M-1

## Property Information

Tax ID	111-01012000, 111-01012001, 111-01011000, & 111-01010000
Location/address	Highway 42 , west of Park 42 Drive
Parcel Size	23.25+/- acres
Current Zoning	RA (Residential Agricultural)
Request	Rezoning to M-1 (Light Industrial)
Proposed Use	Gravel truck parking lot
Existing Land Use	Vacant/undeveloped land
Future Land Use	Service Commercial and Parks, Recreation, Conservation
Recommendation	Denial

## Summary

Rob Franks of McDonough, GA requests a rezoning for property located on Highway 42 (Parcels: 111-01012000, 111-01012001, 111-01011000, & 111-01010000) in Land Lot 233 of the 2<sup>nd</sup> District. The property consists of 23.25 +/- acres and is currently zoned RA (Residential Agricultural). The applicant requests the property be rezoned from RA to M-1 (Light Industrial) for the purpose of developing the subject property as a gravel surfaced tractor-trailer parking lot.

Tractor-trailer & oversized vehicle parking is permitted with an approved Conditional Use within the M-1 (Light Manufacturing) and M-2 (General Industrial) zoning districts. However, the applicant's request is not consistent with the current Service Commercial and Parks, Recreation, Conservation future land use designations of the subject properties. Chapter 15.44.060 of the Locust Grove Code of Ordinances includes a provision for gravel parking within the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zoning districts, only, with an approved Conditional Use granted by the City of Locust City Council. Neither the current zoning nor the current future land use designations of the subject properties support the applicant's request. Nevertheless, the properties surrounding the subject properties are primarily designated for Industrial and Service Commercial future land uses.



# REZONING EVALUATION REPORT

October 16, 2023

FILE: RZ-23-09-02

REZONING RA TO M-1

	<i>Current Zoning</i>	<i>Current Land Use</i>
North	C-3 (Heavy Commercial) & M-1 (Light Industrial)	Commercial and Industrial
South	RA (Residential Agricultural)	Vacant/Undeveloped
East	C-2 (General Commercial), M-1 (Light Industrial), & M-2 (Heavy Industrial)	Commercial & Industrial
West	RA (Residential Agricultural)	Vacant/Undeveloped

Source: City of Locust Grove Official Zoning Map, updated 2023

## Service Delivery / Infrastructure

**Water and Sewer:** No facilities requiring water or sewer services are shown on the proposed site plan.

**Land Use:** The site must be in compliance with the requirements set forth in the City’s RA (Residential Agricultural) zoning district as well as development standards established in Title 15 of the City Code, including Watershed Protection standards, as applicable to the site.

**Development of Regional Impact (DRI):**

The proposed gravel tractor-trailer parking lot does not trigger the threshold for a Development of Regional Impact.

**Financial Impacts:**

The property tax collections are potentially significant due to the requested industrial zoning and proposed use; however, there will be variable sales tax collections due to the nature of the business conducted. Fees for water and sewer services are not applicable, as no facilities requiring water or sewer services are shown on the proposed site plan.

**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.

## 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:

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



# REZONING

October 16, 2023

# EVALUATION REPORT

FILE: RZ-23-09-02

REZONING RA TO M-1

- (1) **The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, a neighborhood, a particular area, or the community.**

The proposed rezoning would allow the development of the tractor-trailer gravel parking lot shown on the enclosed Site Plan. The property is adjacent to the RA (Residential Agricultural), C-3 (Heavy Commercial), and M-1 (Light Industrial) zoning districts to the north, south, and west, respectively. The M-1 zoning district permits the proposed tractor-trailer gravel parking lot with an approved Condition Use granted by the City Council, as illustrated in Table 17.04.041 of the City of Locust Grove Zoning Ordinance, Principal Uses Allowed in Each Zoning District.

- (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.**

According to the City of Locust Grove Official Zoning Map, updated 2023, the subject properties are surrounded by a mixture of M-1, C-2, C-3, and RA zoned properties. In light of the nearby industrial zoning districts and the Property's location between I-75 and a railroad, the Property is technically not zoned for the uses allowed in the M-1 zoning district but is technically zoned for the uses allowed in the RA zoning district. Accordingly, the proposed rezoning would be appropriate for the Property to be consistent with the character area of neighboring and surrounding properties.

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

The request is inconsistent with the future land use designations for the subject properties.

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

No water/sewer is shown on the proposed site plan and the subject parcels do not have access to City water/sanitary sewer service. No impact is anticipated.

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

There is little additional impact with this request in terms of vehicular circulation, as the proposed parking lot will likely serve existing truck traffic. The proposed truck parking facility may improve circulation in extant private parking lots within the City by providing drivers with an alternative option. The concept plan illustrates a total of 447+/- truck parking spaces.



# REZONING EVALUATION REPORT

FILE: RZ-23-09-02

October 16, 2023

REZONING RA TO M-1

- (6) **The impact upon adjacent property owners should the request be approved.**  
Many of the surrounding properties are designated or developed for industrial or commercial used along with supporting future land use designation as industrial. Any impact to the adjoining parcels, particularly those zoned RA (Residential Agricultural) can be mitigated by buffering, lighting, and security. Please refer to the conditions listed below.
- (7) **The ability of the subject land to be developed as it is presently zoned.**  
The subject property is zoned RA (Residential Agricultural). The current zoning of the subject property does not support the applicant's request.
- (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 on the property that would preclude development.
- (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 are not consistent with the City of Locust Grove's zoning ordinance and Future Land Use Map. The proposed truck parking, if approved, could fulfill an existing need for more formalized truck parking locations within the City, but current policies do not support the requested change.

## Recommendations

Staff recommends DENIAL of the request.

However, if after hearing the concurrent future land use map amendment requests pertaining to the subject property, the City Council chooses to approve the applicant's Rezoning Request, the following conditions are recommended:

1. Plain painted, baked or acrylic finish corrugated metal panels shall be prohibited on all exterior walls unless otherwise approved by the Architectural Review Board, and then only as an accent feature. Primary facades shall be tilt-up concrete, brick, natural stone, glass with proper fenestration using color, materials and design to break up large expanses of wall space.
2. A lighting plan shall be submitted and approved prior to the issuance of a Certificate of Occupancy. This lighting plan shall detail cutoff-type fixtures on all buildings and in parking lots as well as a photometric plan.

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



# REZONING EVALUATION REPORT

FILE: RZ-23-09-02

October 16, 2023

REZONING RA TO M-1

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3. The applicant shall submit a stand-alone landscape plan for review by the City of Locust Grove Community Development Department.
4. As many mature trees as possible will be preserved and protected during construction, under the direction and supervision of a certified arborist, and remain preserved.
5. Twelve (12) feet of additional right-of-way beyond that which is required by Georgia Department of Transportation shall be dedicated to the City of Locust Grove, Georgia for future road improvements along S. R. 42.

**EXHIBIT B**

R2-23-09-01  
CU-23-09-01  
PLUM-23-09-01

### Request for Zoning Map Amendment

Name of Applicant Rogers Laster et al Phone: 678 704 1303 Date: \_\_\_\_\_

Address Applicant: 2700 Highway 42 South Cell # \_\_\_\_\_

City: Locust Grove State: GA Zip: 30248 E-mail: \_\_\_\_\_

Name of Agent Rob Franks Phone: 770-231-6147 Date: 06/30/2023

Address Agent: 200 Willis Drive Cell # 770-231-6147

City: Stockbridge State: GA Zip: 30281 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 M1  
(Current Zoning) (Requested Zoning)

Request from Low Density Residential to Industrial  
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of Outdoor Storage / Tractor Trailer Parking  
(Type of Development)  
Address of Property: 2678 Highway 42 S, Locust Grove, GA 30248

Nearest intersection to the property: Highway 42 S & Park 42 Dr

Size of Tract: 17.147 acre(s), Land Lot Number(s): 233 & 234, District(s): 12 2nd \_\_\_\_\_

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

Property Tax Parcel Number: 111-01012000 (Required)

Christine Burns  
Witness' Signature

Rogers Laster  
Signature of Owner/s

Christine Burns  
Printed Name of Witness

Rogers LASTER  
Printed Name of Owner/s

Cassandra McCalister  
Notary

[Signature]  
Signature of Agent

**(For Office Use Only)**

Total Amount Paid \$5022.50 Credit card Received by: A. Williams FEES ARE NON-REFUNDABLE

Application checked by: A. Williams Date: 9/5/23 Map Number(s): 111

Pre-application meeting: \_\_\_\_\_ Date: \_\_\_\_\_

Public Hearing Date: Oct. 16, 2023

Council Decision: \_\_\_\_\_ Ordinance: \_\_\_\_\_

Date Mapped in GIS: \_\_\_\_\_ Date: \_\_\_\_\_

# Applicant Campaign Disclosure Form

Has the applicant<sup>1</sup> made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?

Yes  No

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

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

We certify that the foregoing information is true and correct, this 2nd day of 09, 2023

Rogers Laster et al

Applicant's Name - Printed

Rogers Laster  
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of September, 2023



Cassandra M. Calixte  
Notary Public

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



# City Water and Sewer Service Capacity Form:

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

Applicant: Rogers Laster et al

Address/Location of Request: 0 Highway 42 S, Locust 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: N/A

Estimated water usage: N/A (GALLONS)

Estimated sewer usage: N/A (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

# Request for Zoning Map Amendment

Name of Applicant Rogers Laster et al Phone: \_\_\_\_\_ Date: 06/30/2023  
Address Applicant: 2700 Highway 42 South Cell # \_\_\_\_\_  
City: Locust Grove State: GA Zip: 30248 E-mail: \_\_\_\_\_  
Name of Agent Rob Franks Phone: 770-231-6147 Date: 06/30/2023  
Address Agent: 200 Willis Drive Cell # \_\_\_\_\_  
City: Stockbridge State: GA Zip: 30281 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 M1  
(Current Zoning) (Requested Zoning)

Request from Low Denisty Residential to Industrial  
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of Outdoor Storage / Tractor Trailer Parking  
(Type of Development)

Address of Property: 0 Highway 42 S, Locust Grove, GA 30248

Nearest intersection to the property: Highway 42 S & Park 42 Dr

Size of Tract: 1.222 acre(s), Land Lot Number(s): 233, District(s): 12 2nd \_\_\_\_\_

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

Property Tax Parcel Number: 111-01010000 (Required)

Christie Burns  
Witness' Signature

Rogers Laster  
Signature of Owners/s

Christino Burns  
Printed Name of Witness

ROGERS LASTER  
Printed Name of Owner/s

Aassandra M. Calute  
Notary

[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 applicant<sup>1</sup> 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 2nd day of Sept, 2023.

Rogers Laster et al  
 Applicant's Name - Printed

Rogers Laster  
 Signature of Applicant

\_\_\_\_\_  
 Applicant's Attorney, if applicable - Printed

\_\_\_\_\_  
 Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of September, 2023



Cassandra M. Calixte  
 Notary Public

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

# 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: Rogers Laster et al

Address/Location of Request: 2678 Highway 42 S, Locust 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: N/A

Estimated water usage: N/A (GALLONS)

Estimated sewer usage: N/A (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

# Request for Zoning Map Amendment

Name of Applicant: Christine L Burns Phone: 6787041303 Date: 06/30/2023  
Address Applicant: 2700 Highway 42 South Cell # \_\_\_\_\_  
City: Locust Grove State: GA Zip: 30248 E-mail: \_\_\_\_\_  
Name of Agent: Rob Franks Phone: 770-231-6147 Date: 06/30/2023  
Address Agent: 200 Willis Drive Cell # \_\_\_\_\_  
City: Stockbridge State: GA Zip: 30281 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 M1  
(Current Zoning) (Requested Zoning)

Request from Low Denisty Residential to Industrial  
(Current Land Use Designation) (Requested Land Use Designation)

For the Purpose of Outdoor Storage / Tractor Trailer Parking  
(Type of Development)

Address of Property: 2700 Highway 42 S, Locust Grove, GA 30248

Nearest intersection to the property: Highway 42 S & Park 42 Dr

Size of Tract: 1.203 acre(s), Land Lot Number(s): 233, District(s): 12 2nd \_\_\_\_\_

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

Property Tax Parcel Number: 111-01011000 (Required)

Robin Laster  
Witness Signature

Christie Burns  
Signature of Owners/s

Robin Laster  
Printed Name of Witness

Christine Burns  
Printed Name of Owner/s

Assandrea M. Calixte  
Notary

[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 applicant<sup>1</sup> made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?

Yes  No

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

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

We certify that the foregoing information is true and correct, this 2nd day of 09, 2023

Christine L Burns

Applicant's Name - Printed

Christie Burns

Signature of Applicant

\_\_\_\_\_  
Applicant's Attorney, if applicable - Printed

\_\_\_\_\_  
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of September, 2023



Cassandra M Calhite  
Notary Public

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

# 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: Christine L Burns

Address/Location of Request: 2700 Highway 42 S, Locust 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: N/A

Estimated water usage: N/A (GALLONS)

Estimated sewer usage: N/A (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

## Request for Zoning Map Amendment

Name of Applicant Stanley J Langley Phone: 678 7041303 Date: 06/30/2023  
 Address Applicant: 1138 Chateau Ter Cell # \_\_\_\_\_  
 City: McDonough State: GA Zip: 30253 E-mail: \_\_\_\_\_  
 Name of Agent Rob Franks Phone: 770-231-6147 Date: 06/30/2023  
 Address Agent: 200 Willis Drive Cell # \_\_\_\_\_  
 City: Stockbridge State: GA Zip: 30281 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 (Current Zoning) to M1 (Requested Zoning)

Request from Low Density Residential (Current Land Use Designation) to Industrial (Requested Land Use Designation)

For the Purpose of Outdoor Storage / Tractor Trailer Parking  
(Type of Development)

Address of Property: 2690 Highway 42 S, Locust Grove, GA 30248

Nearest intersection to the property: Highway 42 S & Park 42 Dr

Size of Tract: 1.644 acre(s), Land Lot Number(s): 233, District(s): 12 2nd \_\_\_\_\_

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

Property Tax Parcel Number: 111-01012001 (Required)

Christine Burns  
Witness Signature

[Signature]  
Signature of Owner/s

Christine Burns  
Printed Name of Witness

Stanley J Langley  
Printed Name of Owner/s

Cassandra Calvete  
Notary

[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 applicant<sup>1</sup> made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?

Yes  No

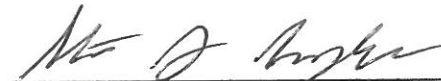
If **Yes**, the applicant and the attorney representing the applicant must file a disclosure report with the Locust Grove City Clerk within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

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

We certify that the foregoing information is true and correct, this 2nd day of Sept 20 23

Stanley J Langley

Applicant's Name - Printed

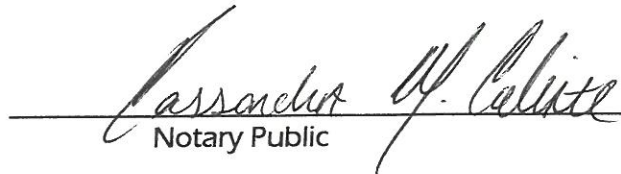


Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of September, 2023

Notary Public

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



# 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: Stanley J Langley

Address/Location of Request: 2690 Highway 42 S, Locust 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: N/A

Estimated water usage: NA (GALLONS)

Estimated sewer usage: NA (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



**Franks & White, LLC**  
Real Estate Services  
200 Willis Dr.  
Stockbridge, GA 30281  
770-477-5959  
GA R. E. License # 47160

**RECEIVED**  
**SEP 05 2023**  
City of Locust Grove  
Community Development

08/04/2023

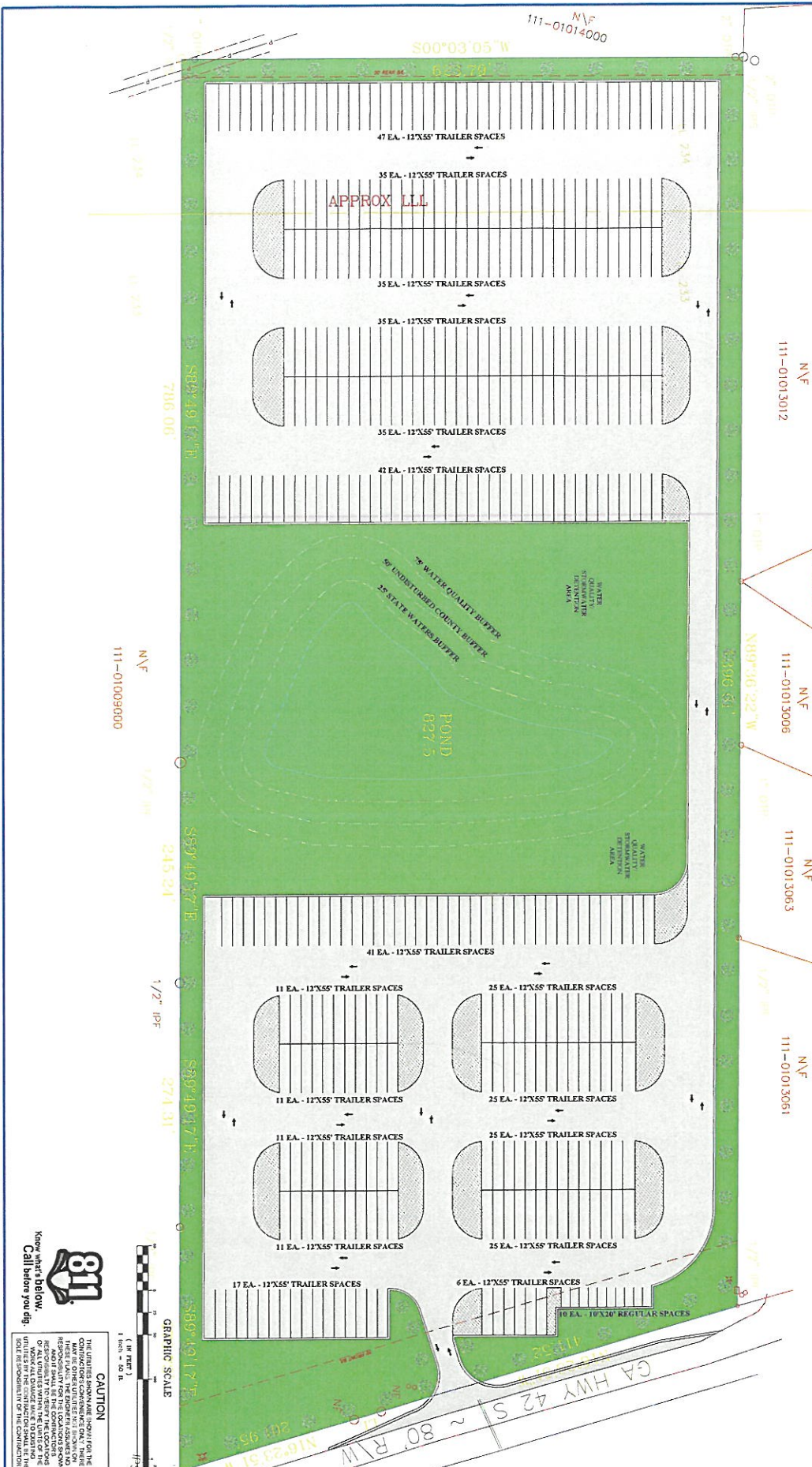
To Mayor, Council and Staff,

The intent of this letter is for Rogers Laster, Stanley Langley and Christine Burns to notify all concerned parties that as the owner of the property we would like to request a change in the zoning from low-density residential to Industrial Commercial Truck Parking. We believe the change in zoning will help fulfill a need in the local area and assist in alleviating the parking issues of commercial trucks and trailers in the surrounding business parking lots, residential lots, and interstate on and off ramps. The facility will be fenced with the Hwy 42 frontage gated for controlled access. We believe this will complement the area and fit in nicely with what has been developed on the surrounding adjacent parcels.

A handwritten signature in black ink, appearing to be "Rob G. Franks", written over a horizontal line.

08-04-2023

Robert (Rob) G. Franks Agent for Rogers Laster, Stanley Langley, Christine Burns Date:



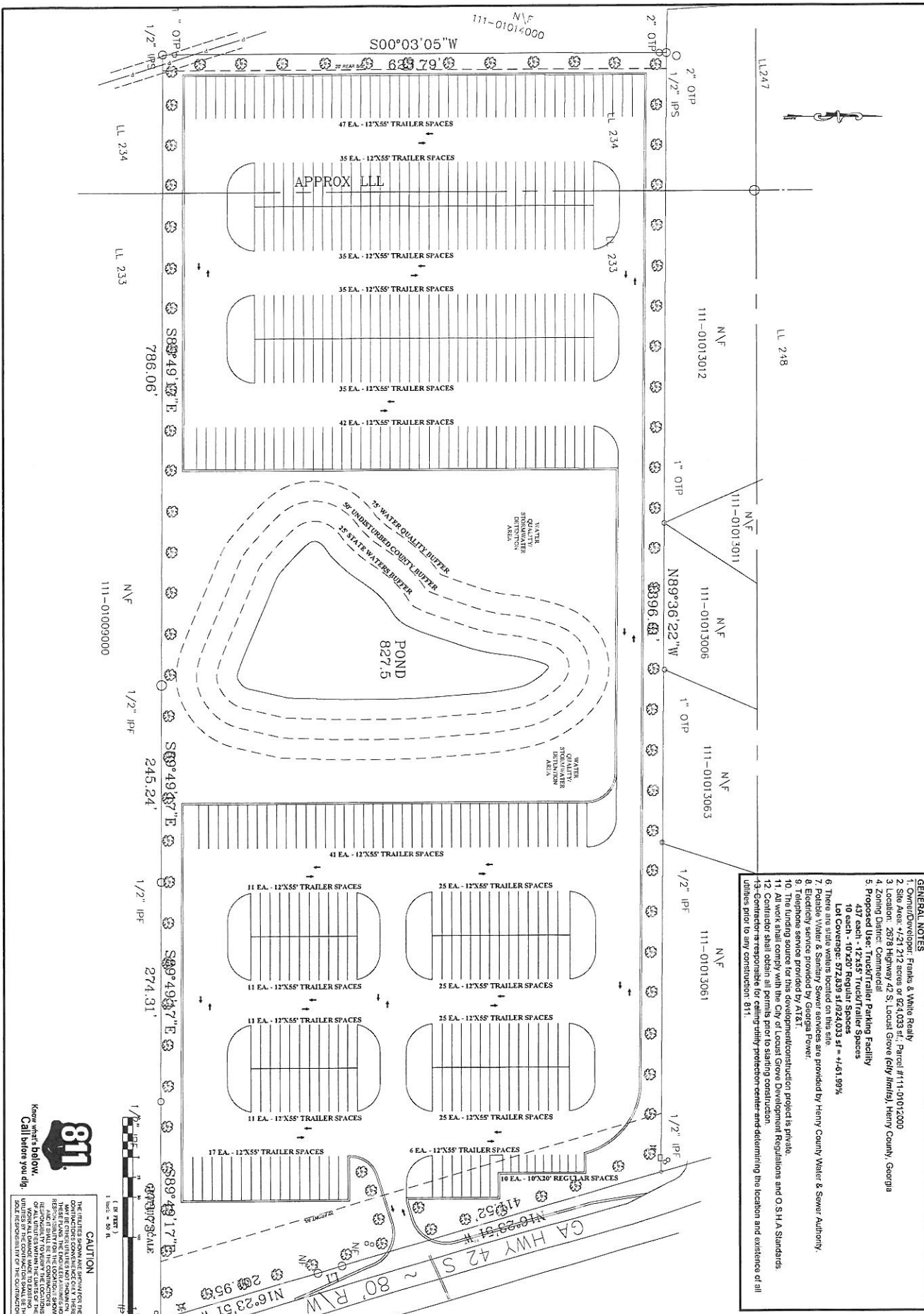
- GENERAL NOTES**
- Owner/Developer: Franks & White Realty
  - Site Area: +2.21 212 acres or 924,033 sq. ft.; Parcel #11-01012000
  - Location: 2578 Highway 42 S, Locust Grove (city limits), Henry County, Georgia
  - Zoning District: Commercial (City Limits)
  - Proposed Use: 1) Truck/Trailer Parking Facility
  - Lot Coverage: 10% (10% of 924,033 sq. ft. = 92,403 sq. ft.)
  - There are state waters located on this site.
  - Public Water & Sanitary Sewer services are provided by Henry County Water & Sewer Authority.
  - Electricity service provided by Georgia Power.
  - Telephone service provided by AT&T.
  - The funding source for this development/construction project is private.
  - All work shall comply with the City of Locust Grove Development Regulations and O.S.H.A. Standards.
  - Contractor shall obtain all permits from the State of Georgia.
  - Contractor shall obtain all utility protection orders and determine the location and existence of all utilities prior to any construction. 811.

**811**  
Know what's below.  
Call before you dig.

**CAUTION**  
THE UNDERSIGNED HEREBY CERTIFIES THAT THE CONTRACTOR'S COMPANIES AND EMPLOYEES HAVE BEEN ADVISED OF THE EXISTENCE OF ALL UTILITIES AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHICH ARE LOCATED ON THE WORK SITE. THE UNDERSIGNED SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHICH ARE LOCATED ON THE WORK SITE.

**GRAPHIC SCALE**  
1" = 20' H.  
1" = 20' V.

DATE June 10, 2023	CONCEPT PLAN FOR PROPOSED <b>TRUCK/TRAILER PARKING FACILITY</b> Land/Lot 233 & 234 of the 2nd District Locust Grove, Henry County, Georgia	APPLICANT/DEVELOPER/BUILDER <b>FRANKS &amp; WHITE REALTY</b> Rob Franks, (770) 231-6147	Engineering, Development & Construction, LLC  65 Green Valley Circle McDonough, Georgia 30252 Engineering, Development & Construction
SHEET NUMBER <b>1</b>			



- GENERAL NOTES**
1. Owner/Developer: Franks & White Realty
  2. Site Area: +/- 212.2 acres or 924,033 sq. ft.; Parcel #11-01012000
  3. Location: 2578 Highway 42 S, Locust Grove (city limits), Henry County, Georgia
  4. Zoning District: Commercial
  5. Proposed Use: Truck/Trailer Parking Facility
  6. Lot Coverage: 672,839 sq ft (72.7%)
  7. There are state waters located on this site.
  8. Potable Water & Sanitary Sewer services are provided by Henry County Water & Sewer Authority.
  9. Electricity service provided by Georgia Power.
  10. Telephone service provided by AT&T.
  11. The funding source for this development/construction project is private.
  12. All work shall comply with the City of Locust Grove Development Regulations and O.S.H.A. Standards.
  13. Contractor shall obtain all permits prior to starting construction.
  14. Call utility providers to determine the location and existence of all utilities prior to any construction. 811.

**811**

Know what's below.  
Call before you dig.

**CAUTION**

THE FINISHED GRADE AND PROPOSED CONSTRUCTION ARE SHOWN ON THESE PLANS. THESE PLANS ARE THE PROPERTY OF THE ENGINEER AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL UTILITIES SHOWN IN THE FIELD OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL UTILITIES SHOWN IN THE FIELD OF THE PROJECT.

DATE: June 10, 2023  
SCALE: 1" = 30'  
SHEET NUMBER: 1

<p>CONCEPT PLAN FOR PROPOSED TRUCK/TRAILER PARKING FACILITY Land/Lot 233 &amp; 234 of the 2nd District Locust Grove, Henry County, Georgia</p>	<p>APPLICANT/DEVELOPER/BUILDER <b>FRANKS &amp; WHITE REALTY</b> Rob Franks, (770) 231-6147</p>	<p>Engineering, Development &amp; Construction, LLC 65 Green Valley Circle McDonough, Georgia 30252 Engineering, Development &amp; Construction</p>	<p>THIS DRAWING IS THE PROPERTY OF ENGINEERING, DEVELOPMENT &amp; CONSTRUCTION, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL UTILITIES SHOWN IN THE FIELD OF THE PROJECT.</p>
--	--	---	--

See Affidavit BK 705 pg 215

BOOK 293 INC 176

FILED IN OFFICE  
CLERK OF PROBATE COURT  
HENRY COUNTY, GA.  
MAR 10 9 55 AM '77  
BOOK 293  
PAGE 176  
SARCEL JAYLE

Henry County, Ga. Ga.  
3-10-77  
SARCEL JAYLE  
Clerk of Superior Court

GEORGIA, HENRY COUNTY.

THIS INDENTURE, made this 9<sup>th</sup> day of MARCH, 1977,  
between ROGERS LASTER & CHRISTINE LASTER BURNS, Executors of the Last Will  
and Testament of Minnie Laster, late of Henry County, Georgia, deceased,  
hereinafter called grantors, and ROGERS LASTER, CHRISTINE LASTER BURNS, and  
VERA LASTER MCKENZEV, of Henry County, Georgia, hereinafter called  
grantees;

WITNESSETH THAT: The grantors do hereby grant and convey unto the  
grantees the following described tract or parcel of land:

A tract or parcel of land lying on the West side of Highway No. 42  
about 2 miles North of Locust Grove, and in Locust Grove District of  
Henry County, Georgia. This tract of land has 646 feet fronting on  
Highway 42 and runs Westward to lands, now or formerly, of Alexander,  
and is bounded, now or formerly, as follows: On North by lands of  
Walker Combs; on East by Highway No. 42; on South by lands of Mrs. G. I.  
King; and on West by lands of A. A. Alexander, formerly Tom Williams  
Place. Said tract contains 23 acres, as measured by T. J. Collins,  
Surveyor, and is the same land conveyed by Grover C. McClendon to W. A.  
Laster by deed dated May 2, 1958, and is the same land as that described  
in deed of record in Clerk's Office, Henry County, in Deed Book 43,  
page 527.

TO HAVE AND TO HOLD the above described land and appurtenances  
unto the said ROGERS LASTER, CHRISTINE LASTER BURNS, and VERA LASTER  
MCKENZEV, the grantees herein, in as full and ample a manner as the same  
was possessed and enjoyed by the said Minnie Laster in her lifetime.

The estate of said Minnie Laster, deceased, has been fully  
administered, all debts paid, and this deed is made as evidence of the  
assent of the Executors of the will of the said Minnie Laster, deceased,  
to the passing of the legacy and devise under Item II of said will, which  
will has been probated in solemn form in the Probate Court of Henry County,  
Georgia, and appears of record in the office of the Probate Court in  
Will Book J, page 229.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and  
seals the day and year above written.

Rogers Laster (SEAL)  
ROGERS LASTER

Christine Laster Burns (SEAL)  
CHRISTINE LASTER BURNS  
EXECUTORS OF THE LAST WILL AND TESTAMENT  
OF MINNIE LASTER, DECEASED

Signed, sealed and delivered  
in the presence of:  
Betsy...  
Clara...  
Notary Public

2015 SEP 25 PM 12:08

BK: 14255 PG: 57  
Filed and Recorded Sep-28-2015 11:07:16AM  
DOC#: D2015-023107  
Real Estate Transfer Tax Paid \$75.00  
0752015006962  
BARBARA A. HARRISON  
CLERK OF SUPERIOR COURT Henry County GA.

Return to:  
Mills Law Group, LLC  
2300 Lakeview Parkway, Suite 700  
Alpharetta, Georgia 30009  
File No.: BW15S021

STATE OF GEORGIA  
COUNTY OF COBB

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 20<sup>th</sup> day of July, 2015, between

**Tariq N. Rathur**

hereinafter referred to as "Grantor" and

**Stanley J. Langley**

hereinafter referred to as "Grantee" (the words "Grantor" and "Grantee" shall include their respective heirs, executors, legal representatives, successors and assigns where the context requires or permits and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires).

**WITNESSETH:**

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 233 of the 2nd District of Henry County, Georgia, consisting of 1.25 acres, more or less, and being more particularly described as follows: Beginning at the intersection of the North line of Land Lot 233 and the West right of way of State Route 42; thence Southerly along the West right of way of State Route 42 for a distance of 419 feet to an iron pin at the true point of beginning; thence due West for a distance of 795.00 feet to an iron pin; thence South 17 degrees 00 minutes East for a distance of 232.00 feet to an iron pin; thence due East for a distance of 245.00 feet to an iron pin; thence North 17 degrees 00 minutes West for a distance of 200.00 feet to an iron pin; thence due East for a distance of 550.00 feet to an iron pin; thence North 17 degrees 00 minutes West for a distance of 32.00 feet to an iron pin at the true point of beginning. Said property being known as 2690 Highway 42 according to the present system of numbering property in Henry County, Georgia.

This Deed is given subject to all easements, restrictions and encumbrances of record.


TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Tariq N. Rathur

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



STATE OF GEORGIA, Henry County

IN CONSIDERATION of the Sum of \_\_\_\_\_ Division of Property \_\_\_\_\_

~~XXXXXX~~ paid I, CHARLIE BURNS, JR.

of the County of Henry do hereby sell and convey unto

CHRISTINE L. BURNS

of the County of Henry, her heirs and assigns, a tract or parcel

of land, which is described as follows:

My one-half undivided interest in and to:

All that tract or parcel of land lying and being in Land Lot 233 of the 2nd District of Henry County, Georgia, more particularly described as follows:

BEGINNING at an iron pin at the Northwest corner of property of Clarence Stillwell at a point which is 275 feet West along North line of Clarence Stillwell property from Southwest right of way line of State Route 42, and running from said point of beginning South 17 degrees 11 minutes East along West line of Stillwell property 200 feet to an iron pin; thence West 275 feet to an iron pin; thence North 17 degrees 11 minutes West 200 feet to an iron pin; thence East 275 feet to point of beginning

ALSO an easement over and across a strip of land in Land Lot 233 of the 2nd District of Henry County, Georgia, more particularly described as follows:

BEGINNING at the Northeast corner of Clarence Stillwell property on the Southwest right of way line of State Route 42 and running thence West along the North line of Stillwell property 275 to an iron pin (at Northeast corner of Charlie Burns land); thence, continuing West along North line of Burns property 30 feet; thence North 30 feet; thence East 300 feet, more or less, to Southwest right of way line of State Route 42; thence Southeasterly along said Southwest right of way line of State Route 42 a distance of 32 feet, more or less, to point of beginning.

Said easement is granted for use as a driveway for access to the tract of land above described and is intended to be over a strip of land 30 feet in width immediately north of and adjacent Stillwell property and extending to the tract of land heretofore conveyed to Charlie Burns.

By the acceptance of this deed, the grantee herein agrees to assume and pay the outstanding obligation due Farmers Home Administration under deed dated October 27, 1971, recorded Deed Book 130, pages 213-216, Henry County Records.

This conveyance is made in accordance with separation agreement between grantor and grantee herein dated January 7, 1980, which agreement is to be filed in Civil Action File No. \_\_\_\_\_, Henry Superior Court.

To Have and to Hold said land and appurtenances unto said \_\_\_\_\_

CHRISTINE L. BURNS, her \_\_\_\_\_

heirs, executors, administrators, and assigns, in fee simple.

I \_\_\_\_\_ warrant the title to said land against the lawful claims of all persons.

In Witness Whereof, I \_\_\_\_\_ have hereunto set my hand and affixed my seal

this the 7th day of January, 19 80

Signed, sealed and delivered in the presence of \_\_\_\_\_

Henry County, Georgia  
Real Estate Transfer Tax

Paid \$ -0-  
Date 1-9-80

*Wick L. Smith*  
*Sherly R. Smith*

FILED IN OFFICE  
CLERK SUPERIOR COURT  
HENRY COUNTY, GA.

*Charlie J. Burns* (S.)

JAN 8 2 24 PM '80

REC'D IN BK 404 170  
DATE REC'D 1-9-80

CLERK *Law E. Taylor*

GEORGIA  
PUBLIC





# BOUNDARY RETRACEMENT PLAT

TOTAL AREA 21.212 AC.

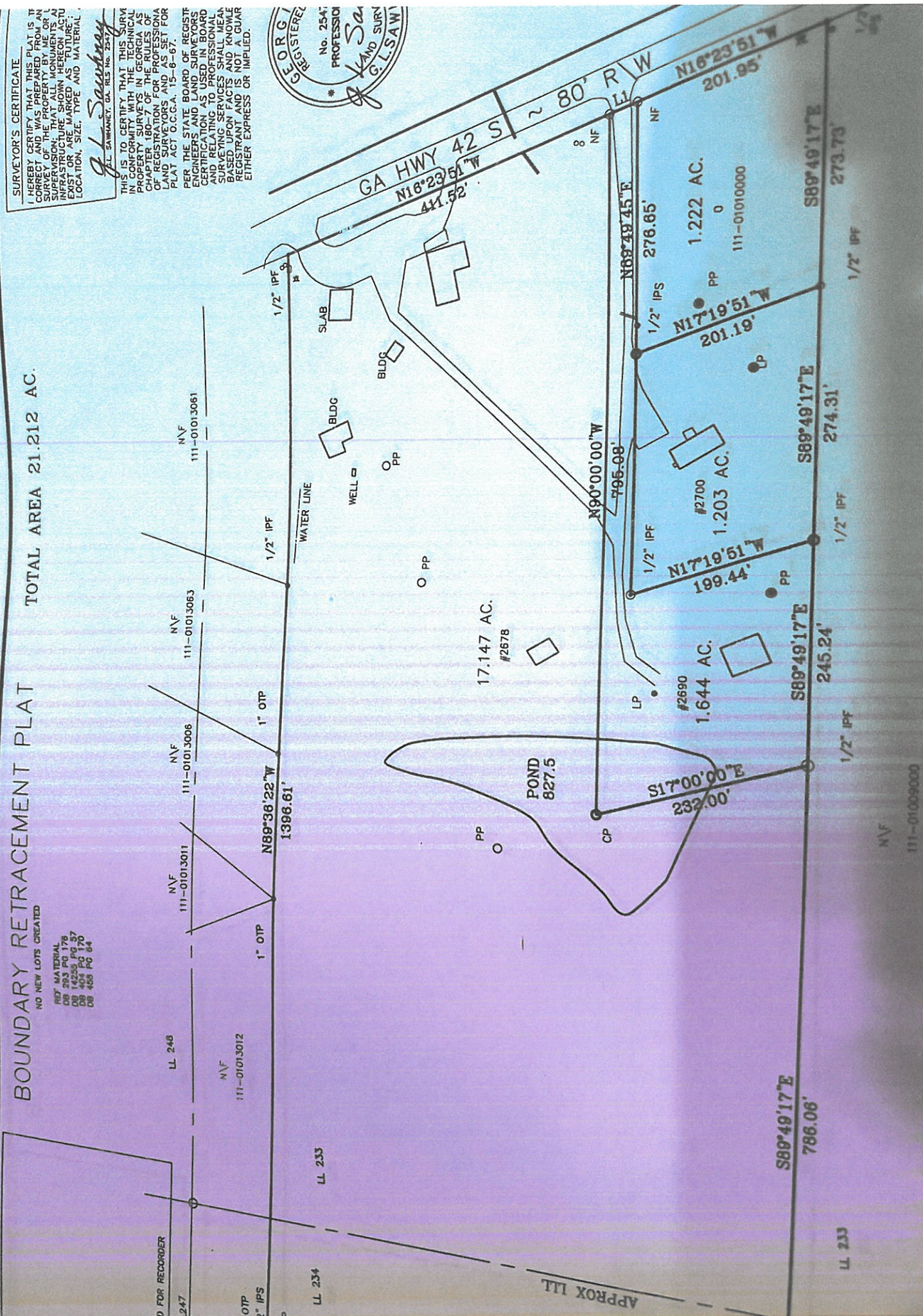
NO NEW LOTS CREATED

NET MATERIAL  
 DB 203 PG 176  
 DB 14235 PG 57  
 DB 458 PG 20  
 DB 458 PG 24

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS PLAT IS  
 CORRECT AND WAS PREPARED FROM AN  
 SURVEY OF THE PROPERTY BY ME OR A  
 SUPERVISOR; THAT ALL MONUMENTS AND  
 INFRASTRUCTURE ARE MARKED AS TO  
 LOCATION, SIZE, TYPE AND MATERIAL.

*J.L. Sawney*  
 J.L. SAWNEY, D.A. RLS No. 2247

THIS IS TO CERTIFY THAT THIS SURVEY  
 WAS PERFORMED IN ACCORDANCE WITH THE  
 TECHNICAL PROPERTY SURVEYS IN GEORGIA AS  
 CHAPTER 180-7 OF THE RULES OF  
 REGISTRATION FOR PROFESSIONAL  
 LAND SURVEYORS AND AS SET FOR  
 PLAT ACT O.C.G.A. 15-6-67.  
 PER THE STATE BOARD OF REGIST.  
 ENGINEERS AND SURVEYORS IN BOARD  
 AND RELATING TO PROFESSIONAL  
 SURVEYING SERVICES SHALL MEAN  
 BASED UPON FACTS AND KNOWLE  
 REGISTRANT AND IS NOT A GUAR  
 EITHER EXPRESS OR IMPLIED.



**Letter of Ownership**

**Address:** 2678/2700/0/0 Hwy 42

**Date:** August, 8<sup>th</sup>, 2023

This letter of ownership from owners, Rogers and Doris Laster, Christine Burns and Stanley Langley, is to confirm that we are aware of the zoning request of property parcels listed below:

1. 111-01012001
2. 111-01012000
3. 111-01010000
4. 111-01011000

Rogers Laster, Doris Laster, Christine Burns, Stanley Langley

*Rogers Laster*  
*Christie Burns*



**EXHIBIT C**

# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

Phone (770) 951-9161  
Fax (770) 339-5869

## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HENRY

Personally appeared before the undersigned, a notary public within and for said county and state, Douglas W. Crow, Vice President of Operations, Times Journal Inc., which published the Henry Herald, Published at McDonough, County of Henry, State of Georgia, and being the official organ for the publication of legal advertisements for said county, who being duly sworn, states on oath that the report of

Ad No.: 367176

Name and File No.: **PUBLIC HEARING 10/16/23**

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

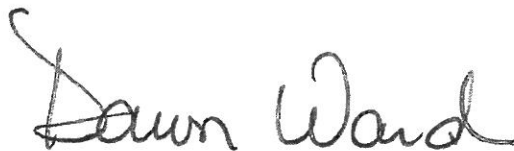
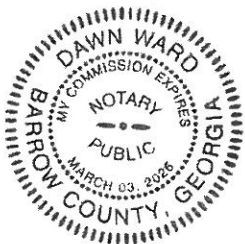
**09/27/2023**



---

Douglas W. Crow, Vice President of Operations, Times Journal Inc.

Sworn and subscribed to me 09/28/2023



---

Notary Public

My commission expires 03/03/2026

Ad text :

Hdh2403  
gpn16

Public Hearing Notice  
City of Locust Grove  
October 16, 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, October 16, 2023, at 6:00 PM, will conduct public hearings for the purpose of the following:

#### FUTURE LAND USE MAP AMENDMENT

Rob Franks of McDonough, GA requests a Future Land Use Map Amendment from Service Commercial and Parks, Recreation, Conservation to Industrial for 23.25 +/- acres located on Highway 42 (Parcel ID # 111-01012000, 111-01012001, 111-01011000, & 111-01010000) in Land Lot 233 of the 2nd District for the purpose of developing a gravel truck parking lot.

#### REZONING

Rob Franks of McDonough, GA requests a rezoning from RA (Residential Agricultural) to M-1 (Light Industrial) for 23.25 +/- acres located on Highway 42 (Parcel ID # 111- 01012000, 111-01012001, 111-01011000, & 111-01010000) in Land Lot 233 of the 2nd District for the purpose of developing a gravel truck parking lot.

#### CONDITIONAL USE

Rob Franks of McDonough, GA requests a Conditional Use for 23.25 +/- acres located on Highway 42 (Parcel ID # 111-01012000, 111-01012001, 111-01011000, & 111-01010000) in Land Lot 233 of the 2nd District for the purpose of developing a gravel truck parking lot.

#### COMPREHENSIVE PLAN UPDATE

The City of Locust Grove's Mayor and Council will hold a public hearing regarding the City's 2023 Comprehensive Plan Update. The purpose of this hearing is to brief the community on the contents of the plan; provide an opportunity for residents to make final suggestions, additions or revisions; and notify the community of when the plan will be submitted to the Atlanta Regional Commission for review. All interested parties should attend. Questions should be directed to Daunt? Gibbs, Director, Community Development Department, at dgibbs@locustgrove-ga.gov or 770-957-5043.

Daunt? Gibbs  
Community Development Director - City of Locust Grove  
9:27, 2023

**AFFIDAVIT OF SIGN POSTING**

Personally appeared, before the undersigned officer duly authorized to administer oaths, 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.

Rob Franks of McDonough, GA requests a Future Land Use Map Amendment from Service Commercial and Parks, Recreation, Conservation to Industrial and rezoning from RA (Residential Agricultural) to M-1 (Light Industrial) Conditional Use for the purpose of developing a gravel truck parking lot for 23.25+/- acres located on Highway 42 (Parcel ID # 111-01012000, 111-01012001, 111-01011000, & 111-01010000) in Land Lot 233 of the 2nd District.

3.

On the 27<sup>th</sup> day of September 2023, I, Brian Fornal, posted three double-sided sign notifications on the property advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 16<sup>th</sup> day of October 2023 at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Photographs of same are attached hereto as Exhibit "A" and incorporated herein by reference. The public hearing signs were posted at the following locations:

- 1) Three Double-sided signs were posted 8:54 am on 9/26/23. It faces both north and south on Hwy. 42 between Bethlehem Road and Pine Grove Road.

FURTHER AFFIANT SAYETH NOT.

This 27<sup>th</sup> day of September 2023.

3 / 1540  
Affiant

Sworn and subscribed before me  
this 27<sup>th</sup> day of September, 2023

Manya Moore  
Notary Public







Info

IMG\_1133

September 26 2023

8 54 AM

Add a description

Size Info

3264 x 2448 2.6 MB 72 dpi 24 bit

Device Info

Apple iPad (6th generation) 3.3 mm (72.4  
1/125 sec ISO 32 EXP 0 No flash function

Source

This PC

File Path

C:\Users\Krimble\Downloads\IMG\_1133.jpg



Info

IMG\_1134

September 26 2023

8 54 AM

Add a description

Size Info

3264 x 2448 3.2 MB 72 dpi 24 bit

Device Info

Apple iPad (8th generation) 3.3 mm f/2.4  
1/725 sec ISO 50 EXP 0 No flash function

Source

This PC

File Path

C:\Users\ktrumble\Downloads\IMG\_1134.jpg

**EXHIBIT D**