



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Request to rezone property located at 4409 Highway 42 South (Parcel: 129-01070000) in Land Lot 166 of the 2nd District from RA (Residential Agricultural) to OI (Office Institutional) for use as a Chiropractic Office.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: November 1, 2023

Budget Item: N/A

Date Received: October 4, 2023

Workshop Date: November 20, 2023

Regular Meeting Date: December 4, 2023

Discussion:

Bethany & Drew Hankinson of Jackson, GA requests a rezoning from RA (Residential Agricultural) to OI (Office Institutional) for 1.91 +/- acres located at 4409 Highway 42 South (Parcel 129-01070000) in Land Lot 166 of the 2nd District for use as a Chiropractic Office.

Recommendation:

Staff recommends APPROVAL of the applicant's request with the following conditions:

1. All vehicles shall be parked in marked parking spaces upon a dust-free paved surface.
2. The owner/developer shall provide reasonable undisturbed and or planted buffering between the subject property and abutting properties, preserving and protecting as many existing mature trees as possible.

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A REZONING FROM RA (RESIDENTIAL AGRICULTURAL) TO OI (OFFICE INSTITUTIONAL) FOR 1.91+/- ACRES LOCATED AT 4409 HIGHWAY 42 (PARCEL: 129-01070000) IN LAND LOT 166 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, Bethany & Drew Hankinson of Jackson, GA requests a Rezoning from RA (Residential Agricultural) to OI (Office Institutional) for 1.91 +/- acres located at 4409 Highway 42 (Parcel: 129-01070000) in land lot 166 of the 2nd District (the “Property), attached hereto as **Exhibit A**; and,

WHEREAS, the Applicant filed a request for a Rezoning on October 4, 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 November 20, 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 OI is hereby **APPROVED**.
- 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.
- 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 4th day of December 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT A



REZONING

EVALUATION REPORT

FILE: RZ-23-10-01

November 20, 2023

REZONING RA TO OI

Property Information

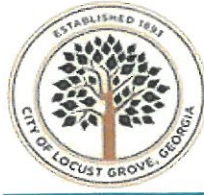
Tax ID	129-01070000
Location/address	Land Lot 166 of the 2 nd District 4409 Highway 42
Parcel Size	1.9 +/- acres
Current Zoning	RA (Residential Agricultural)
Request	Rezoning to OI (Office Institutional)
Proposed Use	Repurpose existing single-family home for office use
Existing Land Use	Single-family home
Future Land Use	Office
Recommendation	Approval with Conditions

Summary

Bethany and Drew Hankinson of Jackson, GA (the “Applicant”), requests rezoning from RA (Residential Agricultural) to OI (Office Institutional) for property located at 4409 Highway 42 in land lot 166 of the 2nd District. The property consists of 1.9 +/- acres and a single-family home constructed in 1986. The applicant intends to repurpose the existing house for chiropractic doctor’s office. The property abuts RA (Residential Agricultural) properties along Highway 42.

Current Zoning

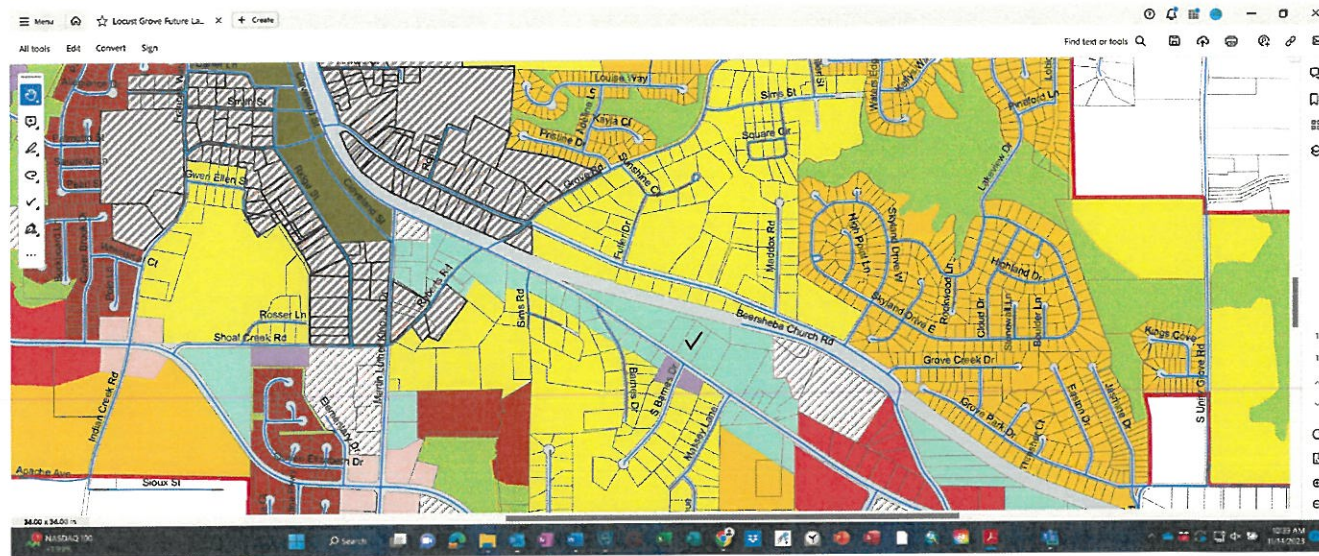
The subject property is currently zoned RA (Residential Agricultural).



REZONING EVALUATION REPORT

FILE: RZ-23-10-01

November 20, 2023 REZONING RA TO OI



Future Land Use

The subject property is contained within an area identified on the Future Land Use Map (FLUM) as Office. This FLUM designation includes small single-occupant office structures as well as large office parks with a variety of tenants in multi-story buildings. This classification includes property that accommodates business concerns that do not provide a product directly to customers on the premises, or do not, as primary activity, involve the manufacture, storage or distribution of products. This classification also includes buildings and facilities used by private non-profit institutions such as places of worship, public and private schools, universities and technical colleges, and charitable organizations. Typical zoning districts under current ordinance would be OI (Office and Institutional, and/or Conditional Uses as appropriate for churches, schools, and other facilities.

Livable Centers Initiative (LCI) Overlay

The subject property is not located in the 2016 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 Office Developments in Rural and Developing Rural areas, the threshold is 400,000 square feet of new development.



REZONING

EVALUATION REPORT

FILE: RZ-23-10-01

November 20, 2023

REZONING RA TO OI

Service Delivery / Infrastructure

Water and Sewer: The subject property is located within the City's current water service delivery area and has access to adequate water supply. City sanitary sewer service is available within the immediate vicinity.

Land Use: If the requested rezoning to OI (Office Institutional) is approved, the site must be in compliance with the requirements set forth in the City's OI 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.

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 unlikely to cause any significant traffic increase on nearby streets. According to the *Institute of Transportation Engineers Trip Generation Manual, 7th Edition, Volume 3 of 3, Page 1173*, a single tenant office building generally contains offices, meeting rooms and space for file storage and data processing for a single business or company should generate fewer than 100 trips per average weekday typically.

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 proposed use maintains the character of the property and is consistent with other nearby adaptive uses.



REZONING

EVALUATION REPORT

FILE: RZ-23-10-01

November 20, 2023

REZONING RA TO OI

- (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. The current request retains the residential character of the area while allowing the property to transition to non-residential use as identified on the Future Land Use Map.
- (3) **Consistency with the Land Use Plan.** The Applicant's rezoning request is consistent with the current FLUM designation of Office.
- (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Staff anticipates little impact on existing infrastructure. Any upgrade, extension, and/or tap into the existing City sanitary sewer will be at the property owner's expense.
- (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 of fewer than 100 trips per workday in existing vehicular circulation on Highway 42.
- (6) **The impact upon adjacent property owners should the request be approved.** Immediate neighboring properties consist of R-A (Residential Agricultural) zoned vacant properties and single-family homes. Potential impacts to neighboring properties can be mitigated via buffering.
- (7) **The ability of the subject land to be developed as it is presently zoned.** The subject property can be used/developed as it is presently zoned, which is 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.
- (9) **The merits of the requested change in zoning relative to any other guidelines and policies for development which the Community**
Preserving the Past... ..Planning the Future



REZONING

EVALUATION REPORT

FILE: RZ-23-10-01

November 20, 2023

REZONING RA TO OI

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 within the Office FLUM designation.

Recommendations

Staff recommends APPROVAL of the applicant's request with the following conditions:

1. All vehicles shall be parked in a marked parking stall upon a paved, dust-free surface.
2. The owner/developer shall provide reasonable undisturbed and or planted buffering between the subject property and abutting properties, preserving and protecting as many existing trees as possible.

EXHIBIT B

R2-23-10-01

Request for Zoning Map Amendment

Name of Applicant: Bethany & Drew Hankinson Phone: 248-520-7273 Date: 10-4-23
Address Applicant: 300 Rising Star Church Rd Cell #: 678-832-7643
City: Jackson State: GA Zip: 30233 E-mail: hankinsonchiropractic@gmail.com
Name of Agent: Phone: Date:
Address Agent: Cell #:
City: State: Zip: E-mail:

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 [x] DRI Review/Concurrent [] Amendment to the Future Land Use Plan []

Request from Residential Agricultural (RA) to O/I
(Current Zoning) (Requested Zoning)

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

For the Purpose of Hankinson Chiropractic & Wellness LLC / Medical Office
(Type of Development)

Address of Property: 4409 Highway 42 South

Nearest intersection to the property: Highway 42 / Tanger Blvd

Size of Tract: 1.91 acre(s), Land Lot Number(s): 166 District(s): 2nd

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

Property Tax Parcel Number: 129-01070000 (Required)

Witness Signature: Karis Trimble Signature of Owners/s: Bethany Hankinson / Drew Hankinson

Printed Name of Witness: Cynthia Joan Cook Registered Name of Owner/s: Bethany Hankinson / Drew Hankinson

Notary Signature: Cynthia Joan Cook Signature of Agent: Cynthia Joan Cook
My Comm. Expires Sept. 5, 2027

(For Office Use Only)

Total Amount Paid \$ 345.50 Cash Check # 1304 Received by: [Signature] (FEES ARE NON-REFUNDABLE)

Application checked by: K. Trimble & D. Gibbs Date: 10/5/23 Map Number(s): 129

Pre-application meeting: Date:

Public Hearing Date: November 20, 2023

Council Decision: Ordinance:

Date Mapped in GIS: Date:

Applicant Campaign Disclosure Form

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

Yes ___ No

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

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

We certify that the foregoing information is true and correct, this ___ day of ___, 20__.

Bethany & Drew Hankinson
Applicant's Name - Printed

Bethany Hankinson
Signature of Applicant

Applicant's Attorney, if applicable - Printed

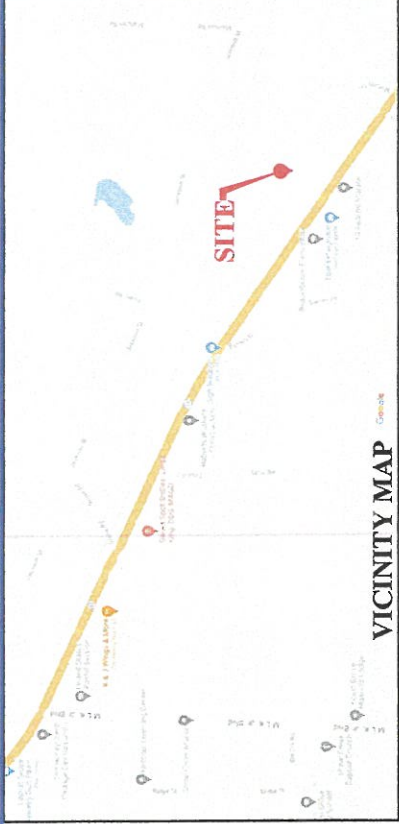
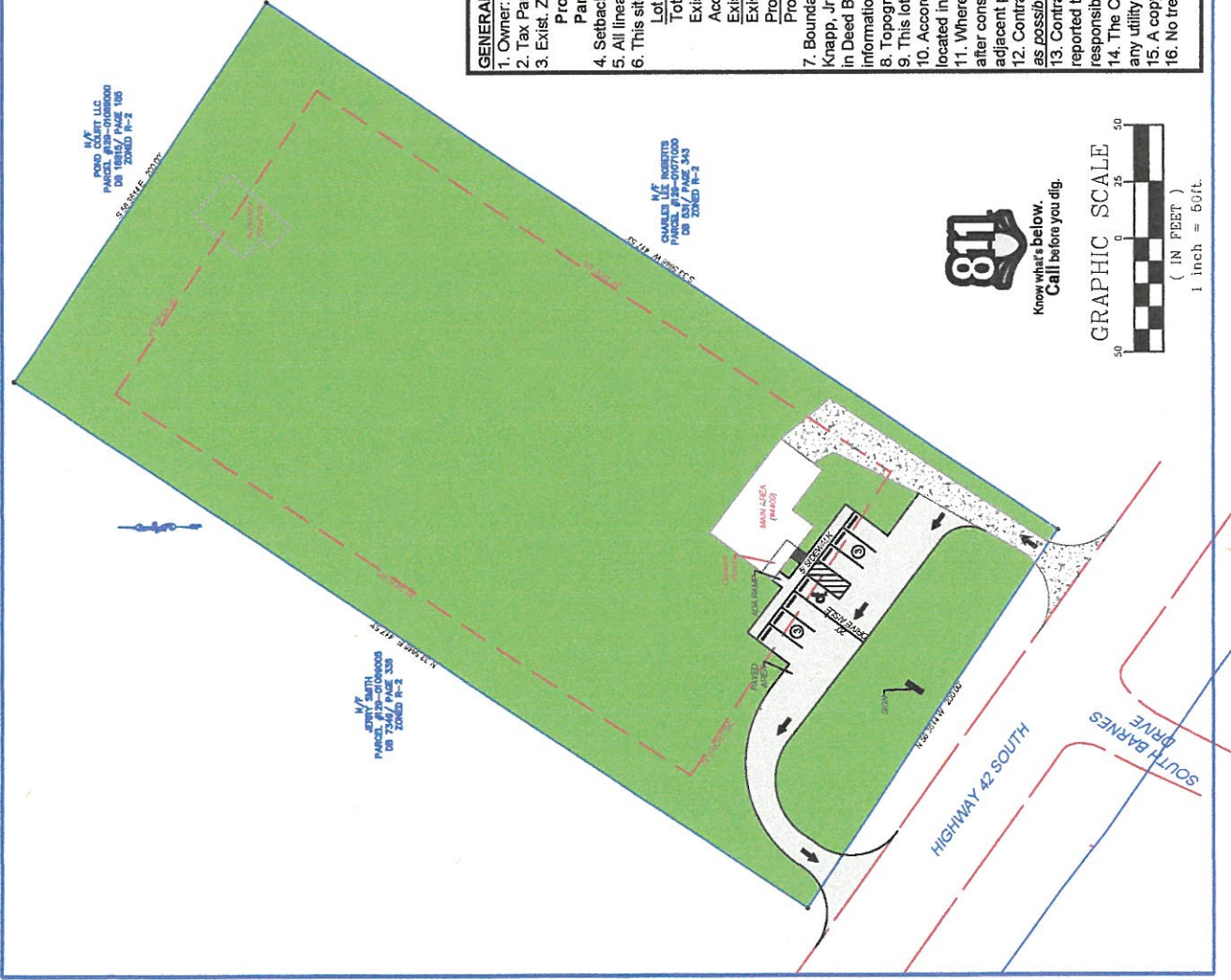
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 4th day of October, 2023.



Cynthia Joan Cook
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.



GENERAL NOTES

- Owner: Bethany Hankinson; 4409 Highway 42 South; Locust Grove, Henry County, Georgia
 - Tax Parcel ID#(s): 129-01070000 City of Locust Grove
 - Exist. Zoning: R-2, Single-Family Residential
Proposed Zoning: C-1, Neighborhood Commercial (Proposed Office Use)
 - Parking Spaces Provided: 6 Regular and 1 ADA; Total 7 Spaces (Typical Stall: 9'x18')
 - Setbacks: Front (75ft.), Rear (40ft.), Sides (20ft.)
 - All linear distances depicted on this site plan shall be horizontal.
 - This site plan is for Rezoning purposes only.
- | Lot Coverage Calculations | |
|---------------------------|-------------------------------------|
| Total Lot Area | +/-83,501 sf. (+/-1.92 acres) |
| Exist. House | 1,556 sf. |
| Accessory Structure | 768 sf. |
| Exist. Driveway | 2,294 sf. |
| Exist. Lot Coverage | 4,618 sf. (5.53%) |
| Prop. Lot Coverage | 9,544 sf. (11.42%) (Disturbed Area) |
- Boundary data used for this Site Plan was obtained from information provided on the survey prepared for John W. Knapp, Jr. and G. W. Roberts, dated and revised July 16, 1983 prepared by Griffins Engineering Company as recorded in Deed Book 17068 Page 205 in Henry County Clerk of Court Records. The Site Plan Designer assumes no liability for information taken from this survey and the location of existing structures.
 - Topographic information was obtained from Henry County GIS.
 - This lot is served by individual septic system.
 - According to the F.I.R.M. of Henry County, Panel Number 13151C0278D, September 10, 2016, this site IS NOT located in a Special Flood Hazard Area.
 - Where the existing runoff leaves site in a sheet flow condition, runoff shall also leave site in a sheet flow condition after construction. Proposed improvements are not to be altered in a manner which will cause any adverse affects to adjacent properties.
 - Contractor is to maintain erosion control only. Contractor is to remove any sediment tracked into the street as soon as possible, and in no case shall there be any sediment in the street following the conclusion of the work day.
 - Contractor shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to the civil designer for justification and/or correction before proceeding with the work. Contractor is to assume responsibility for discrepancies which are not reported. All dimensions should be calculated or read.
 - The Contractor shall coordinate any and all utility relocation with the appropriate utility company prior to the start of any utility work.
 - A copy of this plan is to be kept on site during the duration of the project.
 - No trees are impacted with the proposed pool installation project.



Know what's below.
Call before you dig.



Proposed Rezoning Site Plan For
4409 Highway 42 South
Bethany Hankinson
Land Lot 166 of the 2nd District
Locust Grove, Henry County, Georgia

DATE
September 20, 2023
SCALE
1" = 50'
SHEET NUMBER
1

No.	Date	Revision

65 Green Valley Circle ~ McDonough, Georgia 30252
(770) 560-9488 (p) ~ thekelleegroup@gmail.com (e)

the kellee group



Henry County Water Authority
Engineering Division

October 4, 2023

Re: Water Service - Availability

Proposed Development: **Office Institution/Medical Office**

Property Information: **4409 Highway 42 S**

Parcel No. 129-0107000

LL 166; District 2; 1.91+/- acres

Proposed Zoning: **O/I**

TO WHOM IT MAY CONCERN:

Please be advised that the property mentioned above is served by a public water service provided by Henry County Water Authority (HCWA). Water pressure service in this area is such that HCWA has no objection to the proposed zoning. Public sewer is not currently available.

If you have questions regarding this matter, please contact me.

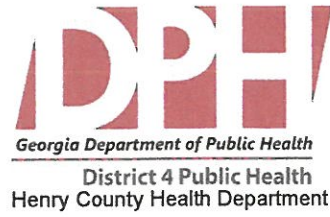
Sincerely,

A handwritten signature in cursive script that reads "Fritz Jacques".

Fritz Jacques

Engineering Supervisor

Henry County Water Authority



Kathleen Toomey, MD, MPH, Commissioner | Brian Kemp, Governor

Beverly Townsend, MD, MBA, FAAFP
Interim District Health Director



Henry County Environmental Health Department
135 Henry Parkway, McDonough, GA
Phone: (770) 288-6190 • Fax: (770) 954-2967
www.district4health.org

October 2, 2023

Re: 4409 Hwy 42 South
Locust Grove, GA
30248

To Whom It May Concern:

The proposed rezoning and conversion of the existing house to a medical office with two employees should not affect the existing septic system. If you have any questions regarding this matter, please feel free to contact me at 470-661-0044.

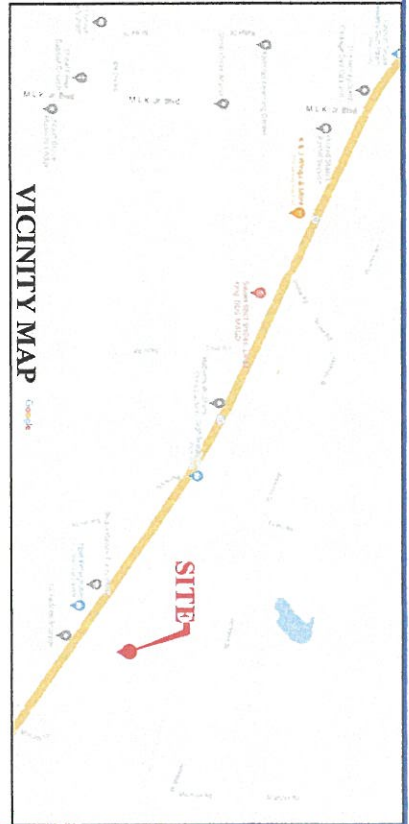
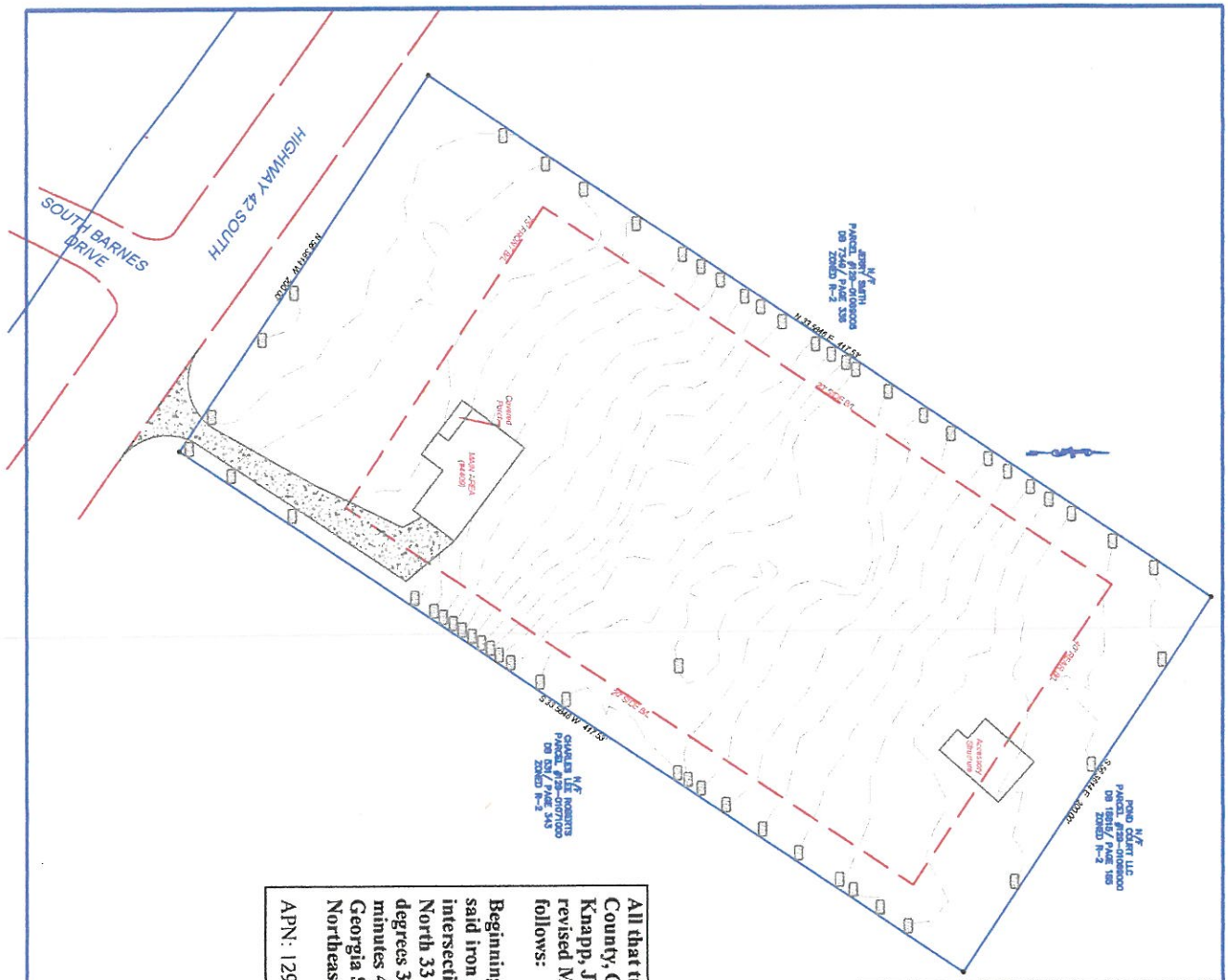
Todd A. Driver
Environmental Health County Manager
Henry County Health Department

To Whom It May Concern,

We, Bethany and Drew Hankinson are the owners of 4409 Highway 42 S. Locust Grove, GA 30248. Legal description land lot 166, of the 2nd District Locust Grove, Henry County, Georgia. We, the owners are intending to rezone from the current residential property to commercial for use as a Chiropractic office. We are aware of the rezoning and give full permission as the owners to have property rezoned. Let this also serve as a letter of intent and legal description of property. We intend to use this property for Hankinson Chiropractic & Wellness LLC which will staff one Doctor of Chiropractic (Bethany Hankinson) licensed by the State of Georgia, and ancillary staff.

Best Regards,

Bethany Hankinson
Drew Hankinson



All that tract or parcel of land lying and being in Land Lot 166 of the 2nd District, Henry County, Georgia, containing 1.92 acres, more or less, as per plat of survey made for John W. Knapp, Jr., and G.W. Roberts by Griffins Engineering Company, dated February 4, 1983, revised May 27, 1983 and revised July 18, 1983, and being more particularly described as follows:

Beginning at an iron pin in the Northeastery right of way line of Georgia State Highway 42, said iron pin being 1470.93 feet Southeastery along said right of way line from its intersection with the Southwesterly right of way line of Southern Railroad; thence running North 33 degrees 58 minutes 46 seconds East 417.53 feet to an iron pin; thence South 56 degrees 36 minutes 14 seconds East 200.00 feet to an iron pin; thence South 33 degrees 58 minutes 46 seconds West 417.53 feet to an iron pin on the Northeastery right of way line of Georgia State Highway 42; thence North 56 degrees 36 minutes 14 seconds, West along the Northeastery right of way of said Highway 200 feet to the point of beginning.

APN: 129-01070000



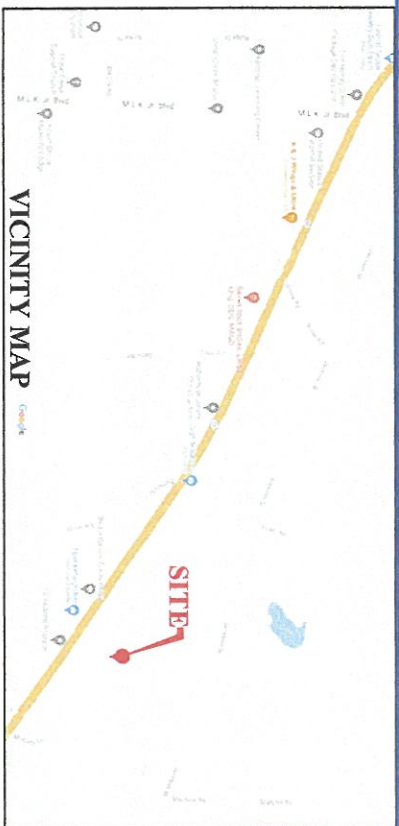
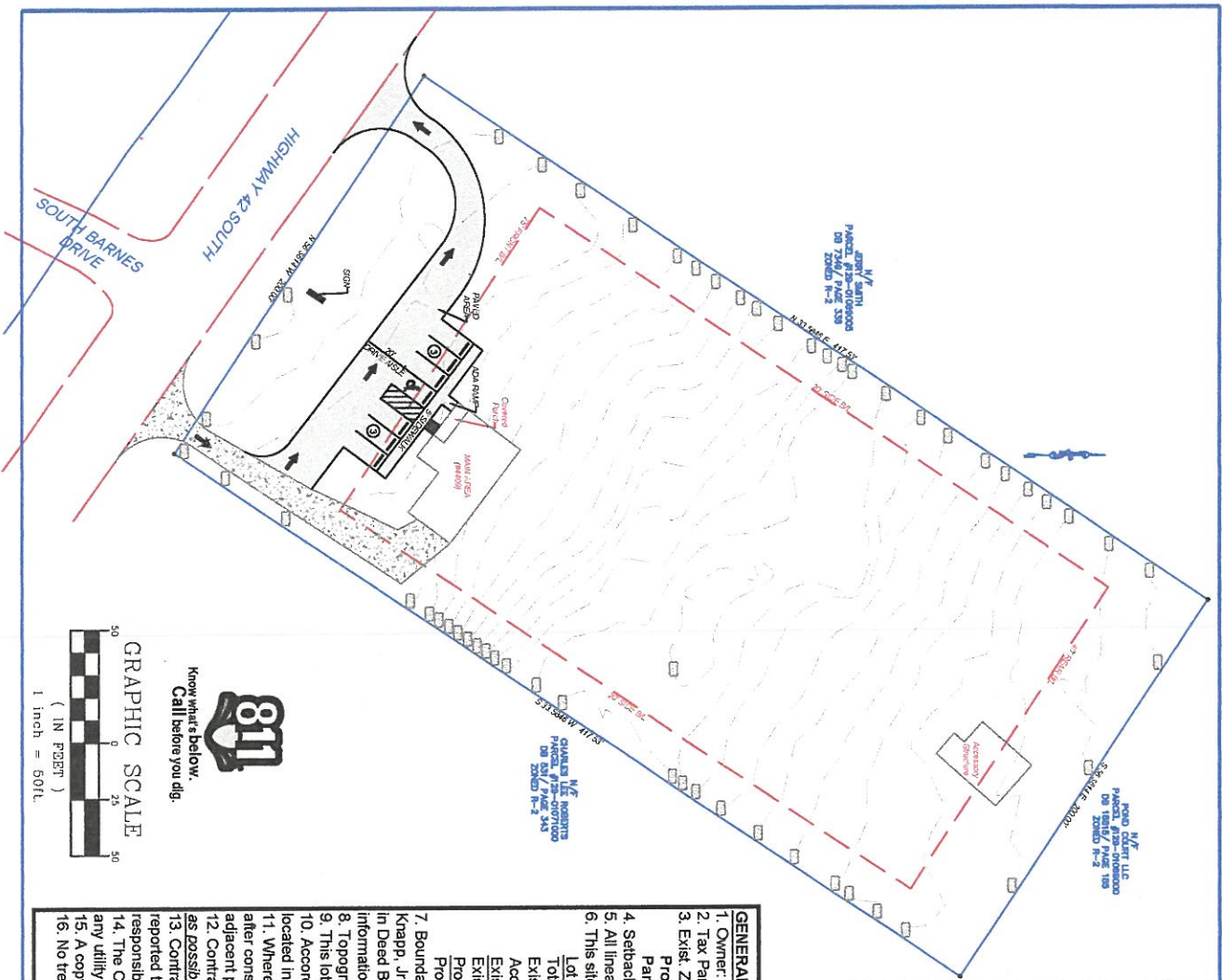
No.	Date	Revision

the kellee group

65 Green Valley Circle ~ McDonough, Georgia 30252
 (770) 560-9488 (p) ~ thekelleegroup@gmail.com (e)

DATE: September 20, 2023
 SCALE: 1" = 50'
 SHEET NUMBER: 0

Existing Conditions For
4409 Highway 42 South
 Bethany Hankinson
 Land Lot 166 of the 2nd District
 Locust Grove, Henry County, Georgia



24-Hour Contact
Drew Hankinson (770) 832-7643

- GENERAL NOTES**
1. Owner: Bethany Hankinson, 4409 Highway 42 South, Locust Grove, Henry County, Georgia
 2. Tax Parcel ID#(s): 129-01070000 City of Locust Grove
 3. Exist. Zoning: R-2, Single-Family Residential
Proposed Zoning: C-1, Neighborhood Commercial (Proposed Office Use)
Parking Spaces Provided: 6 Regular and 1 ADA, Total 7 Spaces (Typical Stall: 9'x18')
 4. Setbacks: Front (75ft.), Rear (40ft.), Sides (20ft.)
 5. All linear distances depicted on this site plan shall be horizontal.
 6. This site plan is for Rezoning purposes only.

Lot Coverage Calculations

Total Lot Area	+/-83,501 sf. (+/-1.92 acres)
Exist. House	1,568 sf.
Accessory Structure	768 sf.
Exist. Driveway	2,294 sf.
Exist. Lot Coverage	4,618 sf. (5.53%)
Prop. Parking Area	4,976 sf.
Prop. Lot Coverage	9,544 sf. (11.42%) (Disturbed Area)

7. Boundary data used for this Site Plan was obtained from information provided on the survey prepared for John W. Knapp, Jr. and G. W. Roberts, dated and revised July 18, 1983 prepared by Griffins Engineering Company as recorded in Deed Book 17068 Page 205 in Henry County Clerk of Court Records. The Site Plan Designer assumes no liability for information taken from this survey and the location of existing structures.
8. Topographic information was obtained from Henry County GIS.
9. This lot is served by individual septic system.
10. According to the F.I.R.M. of Henry County, Panel Number 13151C0278D, September 10, 2016, this site IS NOT located in a Special Flood Hazard Area.
11. Where the existing runoff leaves site in a sheet flow condition, runoff shall also leave site in a sheet flow condition after construction. Proposed improvements are not to be altered in a manner which will cause any adverse affects to adjacent properties.
12. Contractor is to maintain erosion control only. Contractor is to remove any sediment tracked into the street as soon as possible, and in no case shall there be any sediment in the street following the conclusion of the work day.
13. Contractor shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to the civil designer for justification and/or correction before proceeding with the work. Contractor is to assume responsibility for discrepancies which are not reported. All dimensions should be calculated or read.
14. The Contractor shall coordinate any and all utility relocation with the appropriate utility company prior to the start of any utility work.
15. A copy of this plan is to be kept on site during the duration of the project.
16. No trees are impacted with the proposed pool installation project.

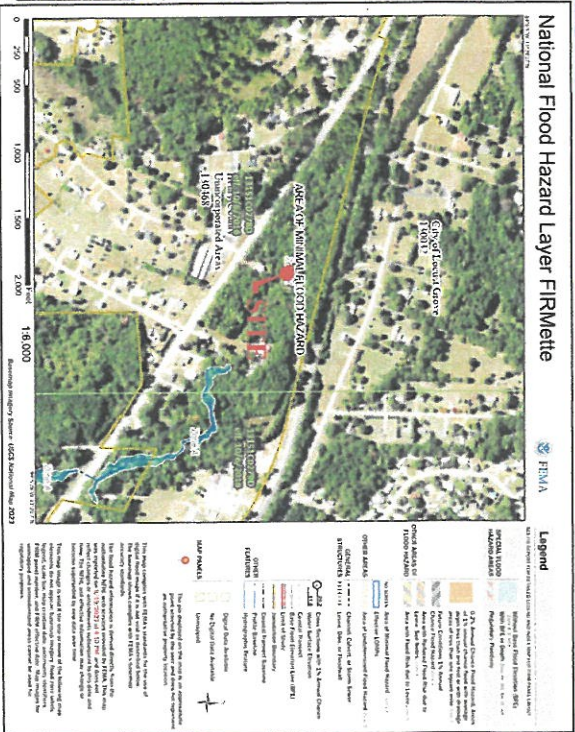
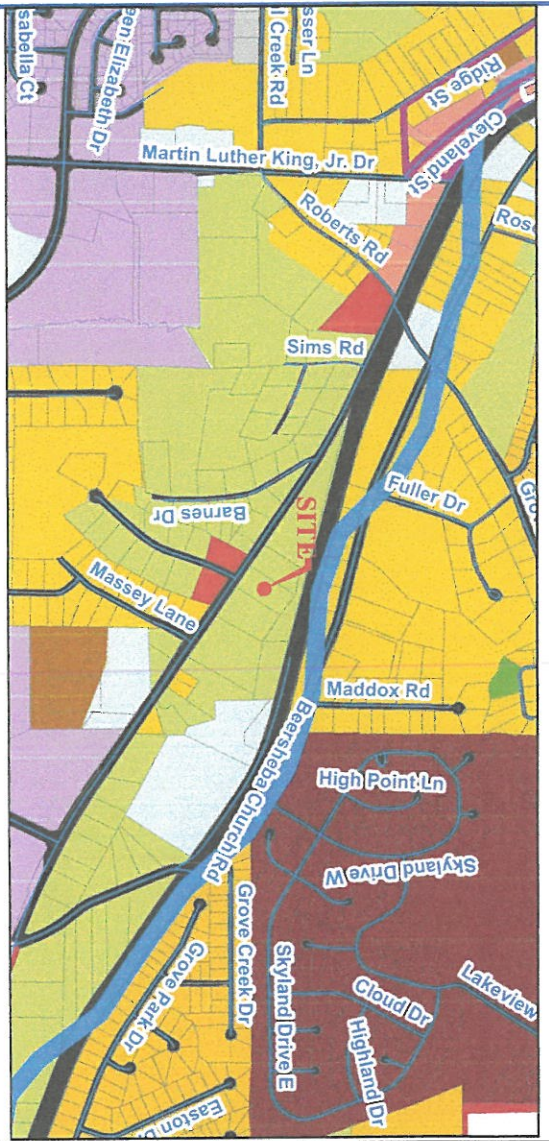
the kellee group

65 Green Valley Circle ~ McDonough, Georgia 30252
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No.	Date	Revision

Proposed Rezoning Site Plan For
4409 Highway 42 South
Bethany Hankinson
Land Lot 166 of the 2nd District
Locust Grove, Henry County, Georgia

DWG
September 20, 2023
SCALE
1" = 50'
SHEET NUMBER
1



24-Hour Contact
Drew Hankinson, (770) 832-7643



DATE	SCALE	SHEET NUMBER
September 20, 2023	Not To Scale	2

Proposed Rezoning Plan For
4409 Highway 42 South
Bethany Hankinson
Land Lot 166 of the 2nd District
Locust Grove, Henry County, Georgia

the kellee group
65 Green Valley Circle ~ McDonough, Georgia 30252
(770) 560-9488 (p) ~ thekelleegroup@gmail.com (e)

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.
 PANEL# 13151C0278D DATED 10/06/2016

P.O.R.
 1470.93' D.B. 17068 PG: 205
 1470.65' (MEASURED)
 NORTHWESTERLY
 ALONG GA. HWY. 42 R/W
 TO THE INTERSECTION OF
 SOUTHERN RAILROAD R/W &
 GA. HWY. 42 R/W

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

PARCEL ID# 129-01070000
 N/F LANDIS PROPERTIES I LLC
 DB:17068 PG:205

SURVEY ORDERED BY:
 DREW HANKINSON
 CELL: 678-832-7643
 EMAIL: BOOKBIGLG@GMAIL.COM

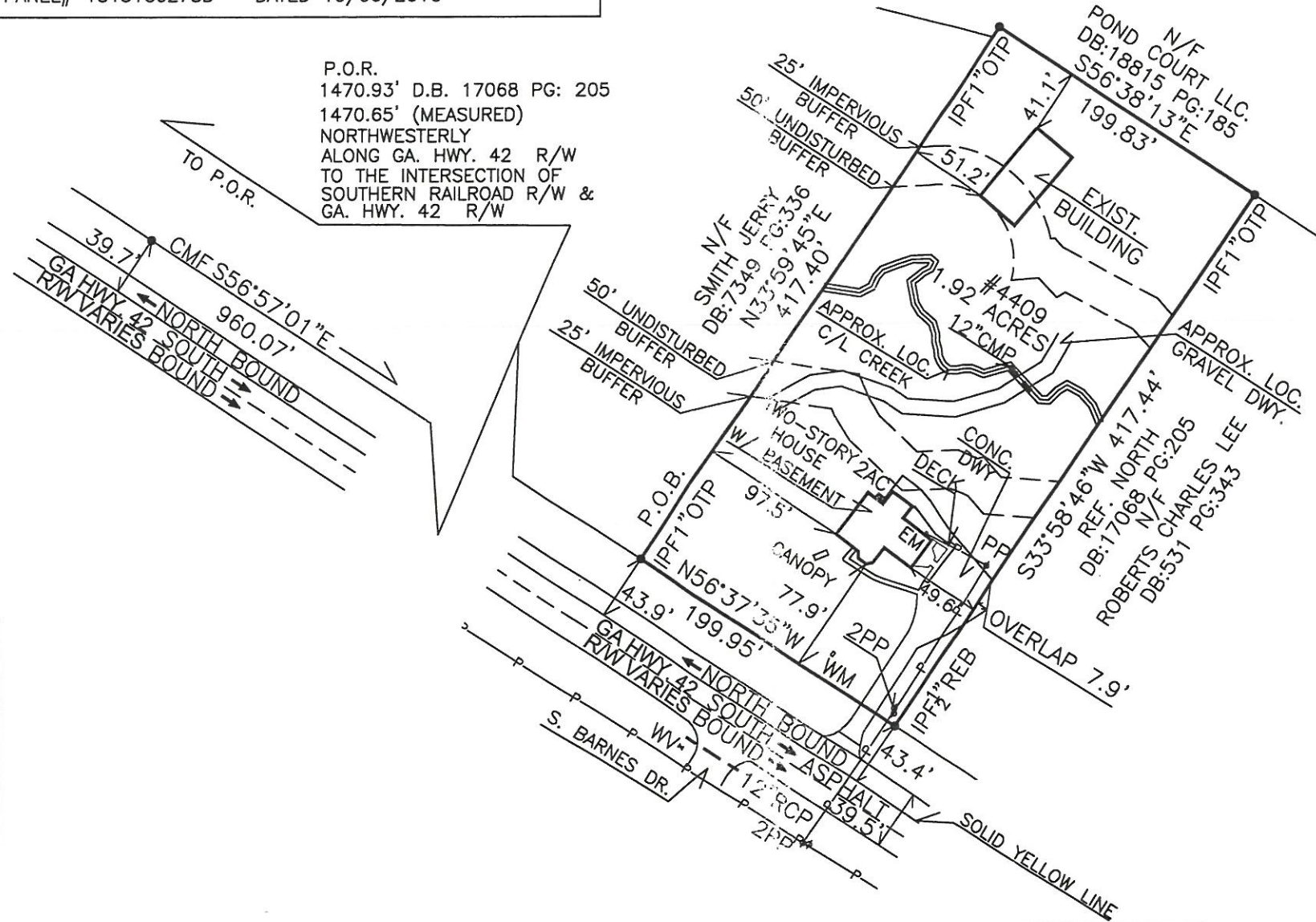
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,133 FEET, AND AN ANGULAR ERROR OF 08" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,234,620,000 FEET. EQUIPMENT USED ROBTIC GEOMAX ZOOM 90

GENERAL NOTES

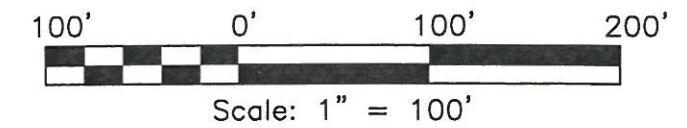
- TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
- LAST DATE OF FIELD SURVEY 10/03/2023
- ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
- INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES.
 "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
- ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.

** 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 OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.



LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
OIPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2" REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCTURE (RISER)
DI	DROP INLET
WM	WATER METER
W	WATERLINE
SS	SANITARY SEWER LINE
OVP	OVERHEAD POWERLINE
UFO	UNDERGROUND FIBER OPTICS
G	GASLINE
LS	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH 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 minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Angel M. Marrero 10/03/2023
 ANGEL M. MARRERO P.L.S. #2642
 Certified Design Professional # 4479



REV.	DESCRIPTION	DATE
	SOUTHSIDE	
	SURVEYING & PLANNING	
	LSF000831	
	#155 WESTRIDGE PKWY SUITE 212 MCDONOUGH, GA 30253 Phone: (770) 320-8009	1/1
RETRACEMENT SURVEY FOR: DREW HANKINSON		
Land Lot 166 2ND Dist.		City of Locust Grove Henry County, GA
Drawn By: AMM	Scale: 1"=100'	
Dwg No: 2-230998	Date: 10/03/2023	

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

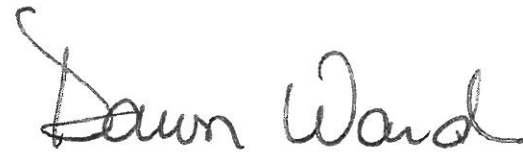
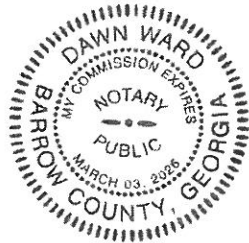
Ad No.: **372654**

Name and File No.: **PUBLIC HEARING 11/20/23**
a true copy of which is hereto attached, was published in said newspaper on the following date(s):
11/01/2023



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

Sworn and subscribed to me 11/01/2023



Notary Public
My commission expires 03/03/2026

Ad text :
Hdh2696
gpn16

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

REZONING

RZ-23-10-01 Bethany & Drew Hankinson of Jackson, GA requests a rezoning from RA (Residential Agricultural) to OI (Office Institutional) for 1.91 +/- acres located at 4409 Highway 42 South (Parcel 129-01070000) in Land Lot 166 of the 2nd District for use as a Chiropractic Office.

Daunt? Gibbs
Community Development Director - City of Locust Grove
11:1, 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.

Bethany and Drew Hankinson of Jackson, GA requests a rezoning from RA (Residential Agricultural) to OI (Office Institutional) for property located at 4409 Highway 42 in Land Lot 166 of the 2nd District. (Parcel ID # 129-0107000) The property consists of 1.9 +/- acres and a single- family home constructed in 1986. The applicant intends to repurpose the existing house for chiropractic doctor's office. The property abuts RA (Residential Agricultural) properties along Highway 42.

3.

On the 27th day of October 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 20th day of November 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:

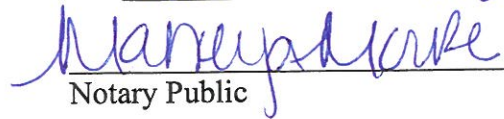
- 1) Three Double-sided signs were posted 8:53 am on 10/27/23. It faces both north and south on Hwy. 42 between Bethlehem and Pine Grove Road.

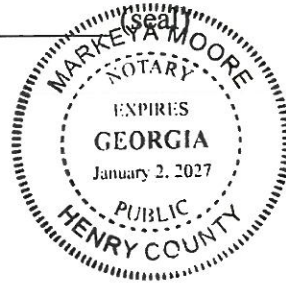
FURTHER AFFIANT SAYETH NOT.

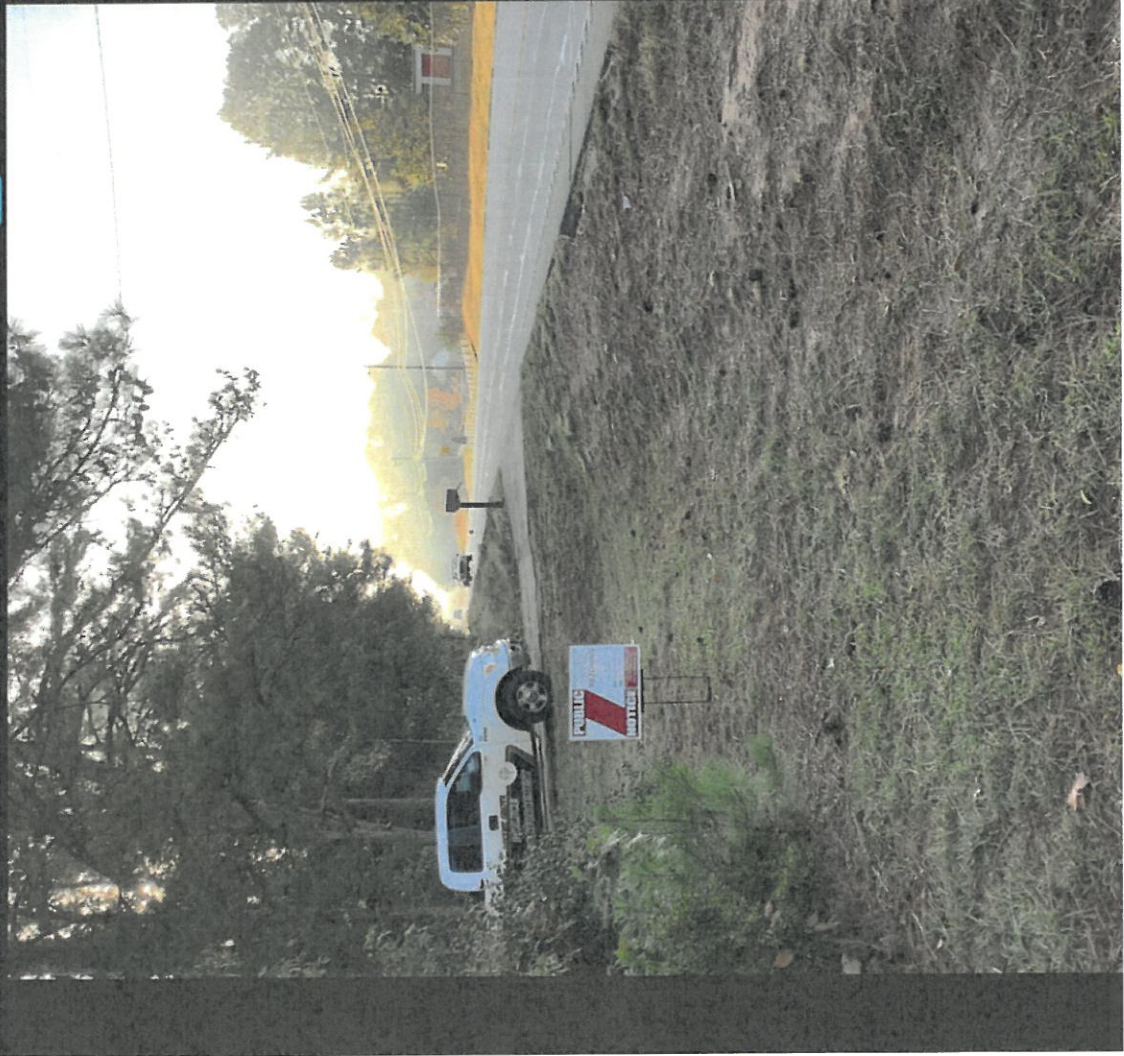
This 15th day of November 2023.


Affiant

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

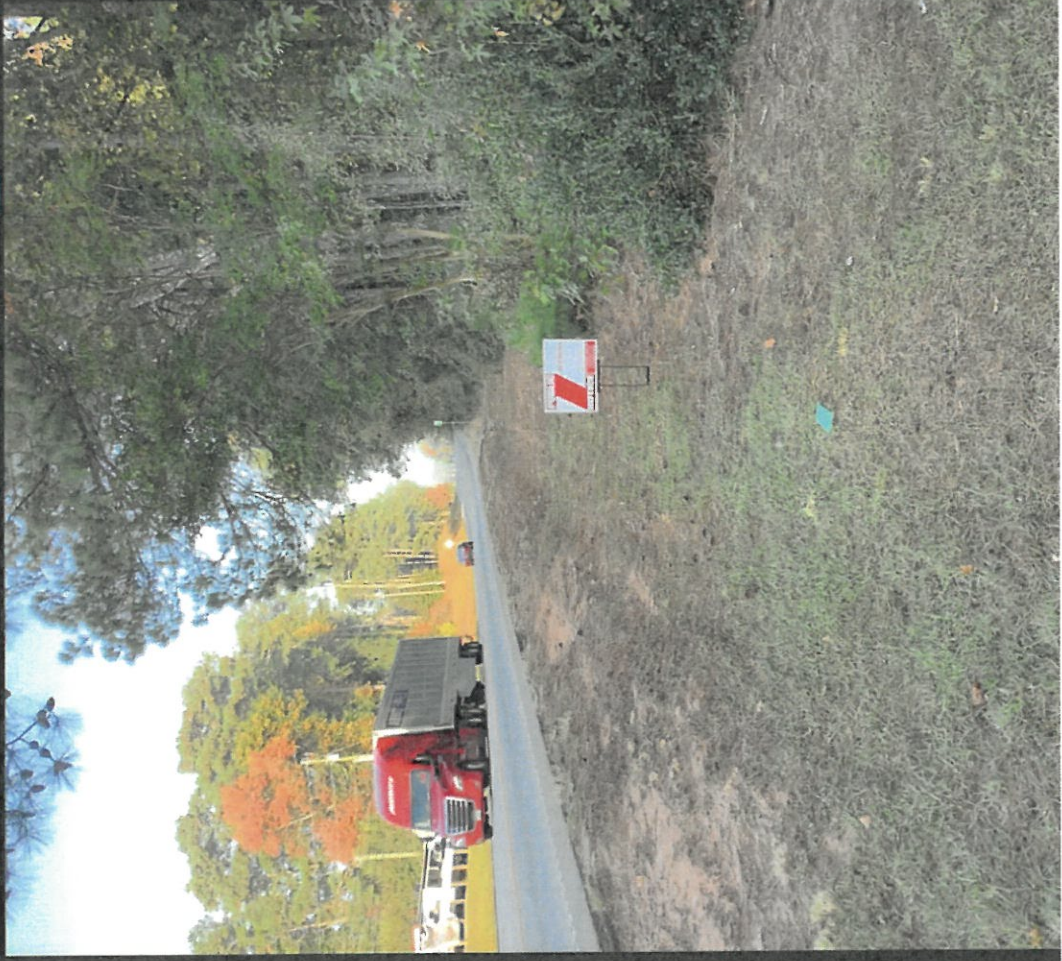

Notary Public





Info

- 📎 IMG_1243
- 📅 October 27 2023
- 🕒 8:53 AM
- ☰ Add a description
- 📏 Size Info
2448 x 3264 3.2 MB 72 dpi 24 bit
- 📷 Device Info
Apple iPad (8th generation) 3.3 mm f/2.4
1/25 sec ISO 25 EXP 0 No flash function
- 📍 Source
This PC
- 📁 File Path
C:\Users\ktrimble\Downloads\IMG_1243.jpg



Info

IMG_1244

October 27 2023

8 53 AM

Add a description

Size Info
2448 x 3264 3.6 MB 72 dpi 24 bit

Device Info
Apple iPad (8th generation) 3.3 mm 1/2.4
1/125 sec ISO 50 EXP 0 No flash function

Source
This PC

File Path
C:\Users\ktrimble\Downloads\IMG_1244.jpg

EXHIBIT D

1. All vehicles shall be parked in marked parking spaces upon a dust-free paved surface.
2. The owner/developer shall provide reasonable undisturbed and or planted buffering between the subject property and abutting properties, preserving and protecting as many existing mature trees as possible.