



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 377 Jackson Street
Locust Grove, GA (Parcel: 128-02001000) in Land Lot
377 of the 2nd District from R-2 (Single-Family
Residential) to OI (Office Institutional) for use as a
Daycare Center.

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: December 20, 2023

Budget Item: N/A

Date Received: December 04, 2023

Workshop Date: January 16, 2024

Regular Meeting Date: February 05, 2024

Discussion:

Carolyn Miller of Jackson, GA requests a rezoning from R-2 (Single- Family Residential) to OI (Office Institutional) for 1.71 +/- acres located at 377 Jackson Street (Parcel 128-02001000) in Land Lot 377 of the 2nd District for use for a Daycare Center.

Recommendation:

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.
3. A minimum of two hundred (200) square feet of outdoor play area and thirty-five (35) square feet of indoor play area shall be provided for each child.
4. The outdoor play area shall be enclosed by a security chain link fence at least four (4) feet in height. A decorative obscuring fence may be used when adjacent to residential zoned property. State licensed required.

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A REZONING FROM R-2 (SINGLE -FAMILY RESIDENTIAL) TO OI (OFFICE INSTITUTIONAL) FOR 1.71+/- ACRES LOCATED AT 377 JACKSON ST. (PARCEL: 128-02001000) IN LAND LOT 200 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, Carolyn Miller, requests rezoning from R-2 (Single-Family Residential) to OI (Office Institutional) for property located at 377 Jackson St. in land lot 200 of the 2nd District (the “Property), attached hereto as **Exhibit A**; and,

WHEREAS, the Applicant filed a request for a Rezoning on December 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 January 16, 2024, as well as by the City Community Development Director; and,

WHEREAS, the Applicant requests a Rezoning for the purpose of developing a day care center; 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 R-2 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.

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 5th of February 2024.

ATTEST:

ROBERT S. PRICE, Mayor

MISTY SPURLING, City Clerk

(Seal) APPROVED AS TO FORM:

City Attorney

EXHIBIT A



REZONING

January 16, 2024

EVALUATION REPORT

FILE: RZ-23-12-01

REZONING R-2 TO OI

Property Information

Tax ID	128-02001000
Location/address	Land Lot 200 of the 2 nd District 377 Jackson ST.
Parcel Size	1.71 +/- acres
Current Zoning	R-2 (Single-Family Residential)
Request	Rezoning to OI (Office Institutional)
Proposed Use	Repurpose existing single-family home for a daycare center
Existing Land Use	Single-Family residence
Future Land Use	Office
Recommendation	Approval with Conditions

Summary

Carolyn Miller of Locust Grove, GA (the "Applicant"), requests rezoning from R-2 (Single-Family Residential) to OI (Office Institutional) for property located at 377 Jackson St. in land lot 200 of the 2nd District. The property consists of 1.71 +/- acres and a single-family home constructed in 1983. The applicant intends to repurpose the existing property for use as a day care center. The property abuts R-2 (Single-Family Residential) properties along Highway 42.

Current Zoning

The subject property is currently zoned R-2 (Single-Family Residential).



Preserving the Past... Planning the Future



REZONING January 16, 2024

EVALUATION REPORT

FILE: RZ-23-12-01 REZONING R-2 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.

Comprehensive Transportation Plan (CTP)

The subject rezoning and property is not located within the Bill Gardner/Hwy.42 proposed improvements in the CTP.





REZONING

January 16, 2024

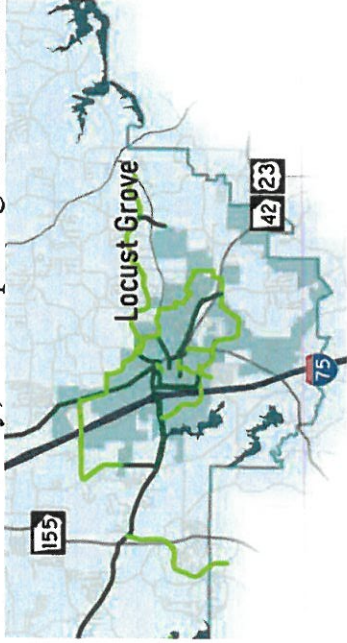
EVALUATION REPORT

FILE: RZ-23-12-01

REZONING R-2 TO OI

Master Trails Plan

The subject rezoning and property is not located along the proposed Master Trails Plan route. Thereby, not requiring connection to the proposed Master Trails Plan.



Residential Growth Ordinance

The subject rezoning and property will not add to the City's revised residential growth density calculations, as the proposed use will be Office Institutional.

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 following 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

Preserving the Past... Planning the Future



REZONING

January 16, 2024

EVALUATION REPORT

FILE: RZ-23-12-01

REZONING R-2 TO OI

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.
 - (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.



REZONING EVALUATION REPORT FILE: RZ-23-12-01 REZONING R-2 TO OI

- (6) **The impact upon adjacent property owners should the request be approved.** Immediate neighboring properties consist of R-2 (Single-Family Residential) zoned vacant properties and single-family homes. Potential impacts to neighboring properties can be mitigated with 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 R-2 (Single-Family Residential).
- (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 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 condition:

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.
3. A minimum of two hundred (200) square feet of outdoor play area and thirty-five (35) square feet of indoor play area shall be provided for each child.



REZONING

January 16, 2024

EVALUATION REPORT

FILE: RZ-23-12-01

REZONING R-2 TO OI

4.

The outdoor play area shall be enclosed by a security chain link fence at least four (4) feet in height. A decorative obscuring fence may be used when adjacent to residential zoned property. State licensed required.

EXHIBIT B

RZ-23-12-01

Request for Zoning Map Amendment

Name of Applicant Carelyn Miller Phone: 678-294-9972 Date: 10-21-23
 Address Applicant: 6828 Rockland Rd Cell # 678-294-9972
 City: Lithonia State: Ga Zip: 30038 E-mail: Carelynmiller053@icloud.com
 Name of Agent Bridgette Cochran Phone: 470-622-1301 Date: 10/21/23
 Address Agent: 303 Corporetate Circle Dr Suite 100 Cell # 470-622-1301
 City: Stockbridge State: GA Zip: 30281 E-mail: bridgettecochran@kw.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 Residential to Commercial
(Current Zoning) (Requested Zoning)

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

For the Purpose of Daycare center
(Type of Development)
 Address of Property: _____

Nearest intersection to the property: _____

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

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

Property Tax Parcel Number: _____ (Required)

Witness Signature: Karis Trumble Signature of Owner/s: Carelyn Miller

Notary Signature: Marketa Moore Signature of Agent: Bridgette Cochran

Printed Name of Witness: Marketa Moore Date: 10/21/23

(For Office Use Only)

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

Application checked by: K. Trumble Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Public Hearing Date: Tentative 1/14/24

Council Decision: _____ Ordinance: _____

Date Mapped in GIS: _____ Date: _____

Applicant Campaign Disclosure Form

Has the applicant 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
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

We certify that the foregoing information is true and correct, this 7 day of Nov, 2023

Carolyn Miller
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 7th day of November, 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.

**SURVEY MADE FOR:
KENNETH E. DICKEY
BRENDA T. DICKEY**
PROPERTY LOCATED IN
LAND LOT 200 - 2ND DISTRICT
HENRY COUNTY, GEORGIA
SCALE: 1"=50' - MAY 13, 1993



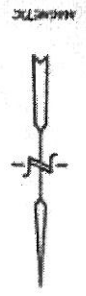
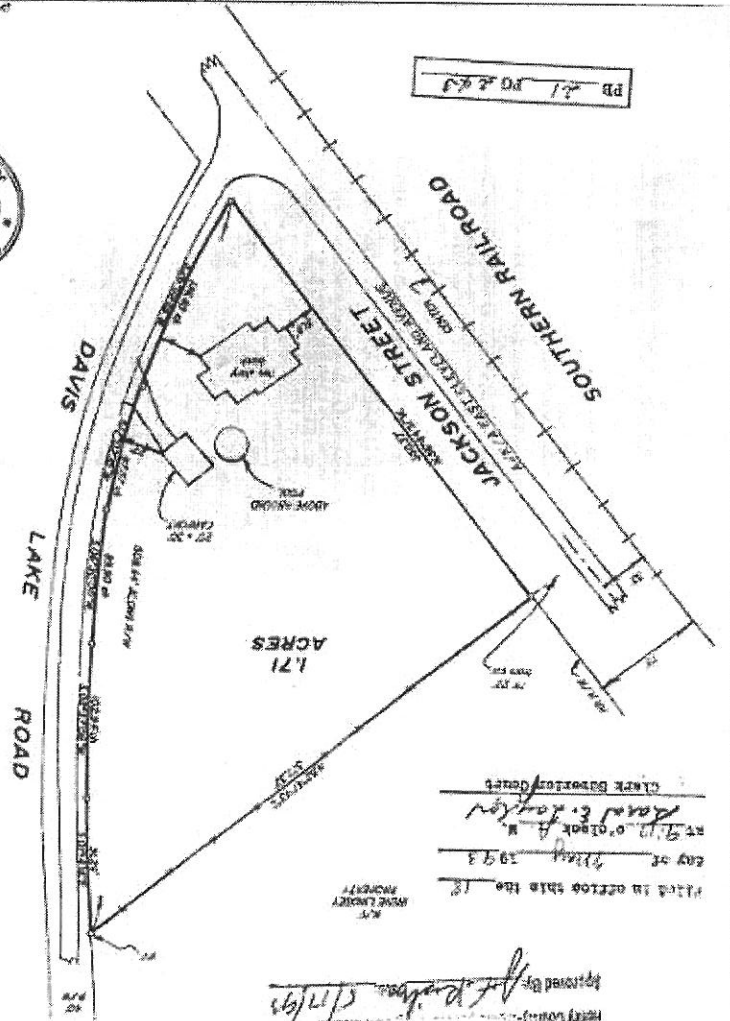
IT IS MY OPINION THAT THIS IS A
CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS
BEEN PREPARED IN ACCORDANCE
WITH THE REQUIREMENTS OF LAW
AND I AM NOT PROVIDING ANY
WARRANTY OF ANY KIND.

APPROVED FOR RECORDING:
Henry County Commission
Approved by: *[Signature]*
Henry County Clerk

THE FIELD AND RECORDY WORK
PERFORMED BY THE SURVEYOR HAS
BEEN REVIEWED AND APPROVED
BY THE COUNTY CLERK AND
THE COUNTY RECORDS AND
PROPERTY TAX DEPARTMENT
AND THE COUNTY CLERK HAS
FILED THIS INSTRUMENT UNDER
RECORDING BOOK 2024-0001

Filed in office this the 18
day of May 1993

at 9:10 o'clock A.M.
Clark Superior Court



PB 21 PG 2 of 2

Henry County Survey
Middleburg, Georgia
3010 2027-2030

SURVEY MADE FOR:
KENNETH E. DICKEY
BRENDA T. DICKEY
PROPERTY LOCATED IN:
LAND LOT 200 - 2nd DISTRICT
HENRY COUNTY, GEORGIA
Scale: 1" = 60' - May 13, 1993



BASED ON THE INFORMATION SHOWN ON
THE PLANS HAVING BEEN RECORDED, I AM
CERTIFIED BY THE ABOVE INSTRUMENT
THAT THIS PROPERTY IS SUBJECT TO
THE PLANNED ZONING ACT.

[Signature]
Surveyor, G.S. 32-2-2

APPROVED FOR RECORDING:

Henry County Commission
Henry County Commission

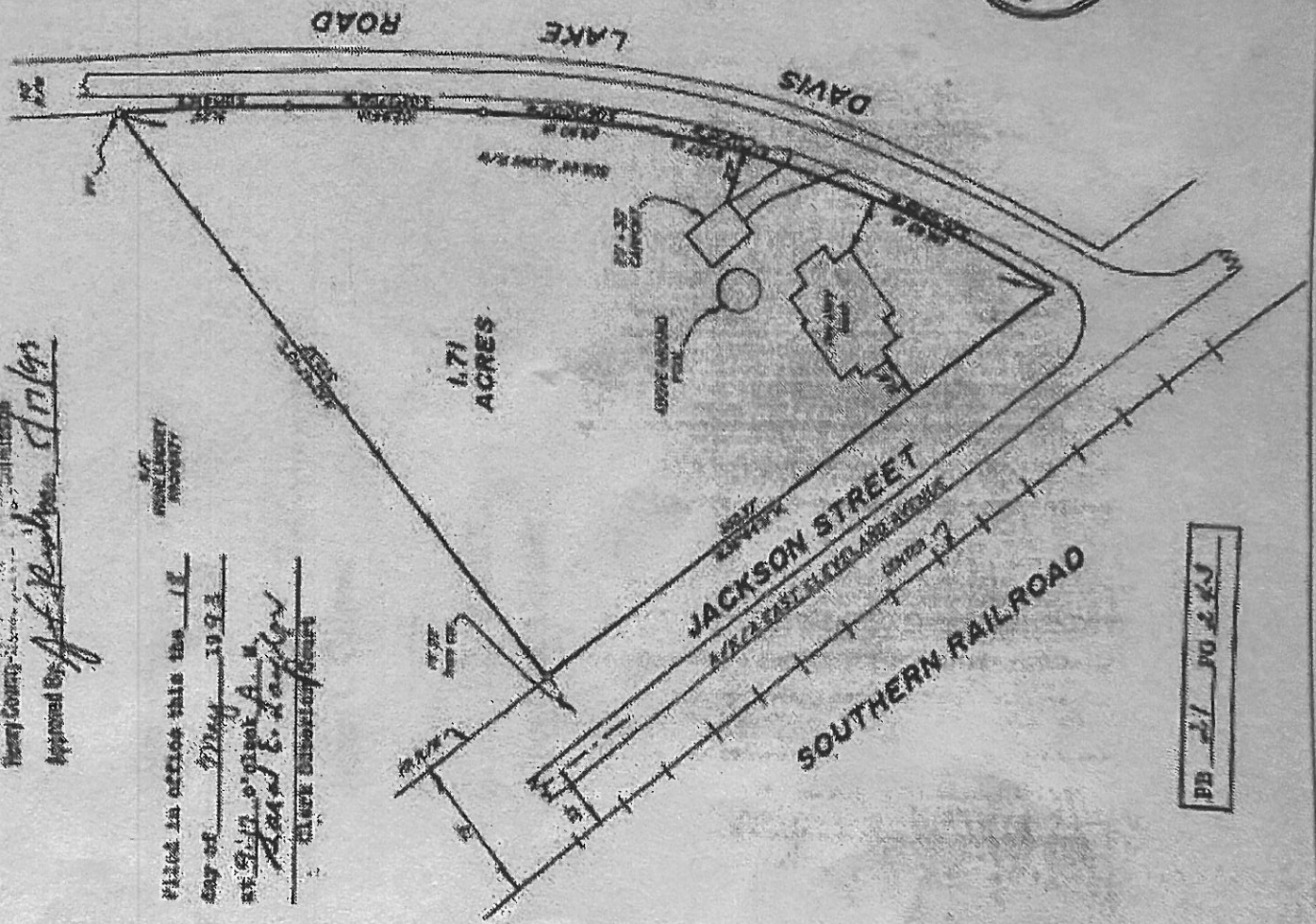
Approved By: *[Signature]*

1/2
ACRES
PROPERTY

Filed in office this the 18
day of May 1993
at 12:00 o'clock P.M.
[Signature]
CLERK DISTRICT COURT

BEFORE SIGNING THIS PLAN IS A
CERTIFICATE OF REPRODUCTION OF
THE PLAN FILED IN THE OFFICE OF THE
CLERK DISTRICT COURT IN CONFORMITY
WITH THE REQUIREMENTS OF LAW
AND THE SIGNATURE OF THE
SURVEYOR.

[Signature]
Surveyor, G.S. 32-2-2



PB 21 10 2 23

October 6, 2023

To whom it may concern:

We, Julie A. Gilmer and Joseph M. Gilmer, are the owners of the residential property located at 377 Jackson Street, Locust Grove GA 30248. Our home is currently listed for sale with Dora Beauchamp of RE/MAX Southern.

We have an executed and binding contract to purchase with buyer Carolyn Miller, WHD Creative Academy LLC, who is represented by Bridgette Cochran of Keller Williams.

We understand and acknowledge that the buyer's intent is to rezone the property to Commercial Office/Institutional for the use of a daycare facility.

Sincerely,



Julie A. Gilmer



Joseph M. Gilmer

Letter Of Intent

Carolyn Miller
WHD Creative Academy LLC
6828 Rockland Rd.
Lithonia, Georgia, 30038
carolynmiller053@icloud.com
(678) 294-9972
10/16/2023

Zoning and Planning
Julie A. Gilmer and Joseph M. Gilmer
377 N. Jackson St.
Locust Grove, Georgia, 30248

To whom this may concern,

I hope this letter finds you in good health and high spirits. I am writing to express my genuine interest in purchasing the property located at 377 N. Jackson St., Locust Grove, GA, 30248. My company, WHD Creative Academy LLC, is an entity seeking to acquire this property to fulfill a significant community need for a daycare facility in the area.

We have conducted extensive research and believe that this property is not only suitable for our requirements but also offers a prime location to serve the local community. However, as you may be aware, the property is currently zoned as residential, and to realize our vision of establishing a daycare center, we kindly request that the property be rezoned as a commercial property.

Our intent to purchase this property is driven by a strong commitment to providing a nurturing and safe environment for children. We are confident that the establishment of WHD Creative Academy at this location will have a positive impact on the community, offering a valuable service to local families and creating employment opportunities.

In accordance with the local regulations and protocols for rezoning, we are willing to undertake all the necessary steps, including seeking the appropriate approvals and adhering to any conditions that may be required for the rezoning process. Our team will work diligently to ensure that the property is utilized in full compliance with all applicable laws and regulations.

We understand that the decision to rezone a property is not one to be taken lightly, and we are committed to engaging with the local authorities, community stakeholders, and

BK:18018 PG:110-111
Filed and Recorded
Apr-08-2021 01:38 PM
DOC# 2021 - 014375
Real Estate Transfer Tax
Paid: \$ 207.10
0752021003551
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 2919636848

After Recording Return To:
Wessels & Gerber, P.C.
810 Jackson St.
Locust Grove, GA 30248

Order No.: 21HC-00392

**JOINT TENANCY WITH SURVIVORSHIP
LIMITED WARRANTY DEED**

STATE OF Georgia
COUNTY OF Henry

THIS INDENTURE, made this 7th day of April, 2021, between Kenneth E. Dickey, of the County of Henry, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Joseph M. Gilmer and Julie A. Gilmer, as party or parties of the second part, as joint tenants with survivorship and not as tenants in common, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lot 200 of the 2nd District, Henry County, Georgia, containing 1.71 acres, as shown on plat of survey made for Kenneth E. Dickey and Brenda T. Dickey by Joe Rowan, Jr., Registered Land Surveyor No. 2404, date May 13, 1993, recorded at Plat Book 21, Page 243, Henry County Records, which plat is incorporated herein and made a part hereof by reference.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Annotated § 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 7th day of April, 2021.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness






[Signature]
Notary Public

[Signature]
Kenneth E. Dickey (SEAL)

My Commission Expires: 4/3/22



NOTICE: The designs shown and described herein, including all technical drawings, graphics, and models thereof, are preliminary and cannot be copied, replicated or otherwise used without the written permission of DHR, BY DESIGN INC. DHR, BY DESIGN INC. reserves the right to modify or amend these designs without notice and other personnel only in accordance with this notice.

-  EXISTING LAMINATED FLOOR
-  EXISTING TILE FLOOR
-  EXISTING INTERIOR WALL
-  EXISTING PERIMETER WALL
-  ZHR

REQUEST FOR CERTIFICATE OF OCCUPANCY

REVISIONS
NO. 01 DATE: 10-22-2023 BY: _____

USE GROUP: OCCUPANCY GROUP - COMMERCIAL
TAX ID: PROPERTY 377
BLOCK 377
LAND LOT 200
ZONE: C2 PART

PROJECT TITLE: EXISTING PROPERTY SITE PLAN WITH PROPOSED
PROPERTY LOCATION
377 JACKSON STREET
LOCUST GROVE GA

DRAWING TITLE
SURVEY TOPOG MAP
STORM WATER

CLIENT: MRS CAROLYN MILLER

DATE: 11-24-2023

PROJECT NO.: 04-008-2023
DRAWN BY: WILLIAMS
CHECKED BY: RICHSON
SHEET NO.: S-S-01
JOB NO.: 107

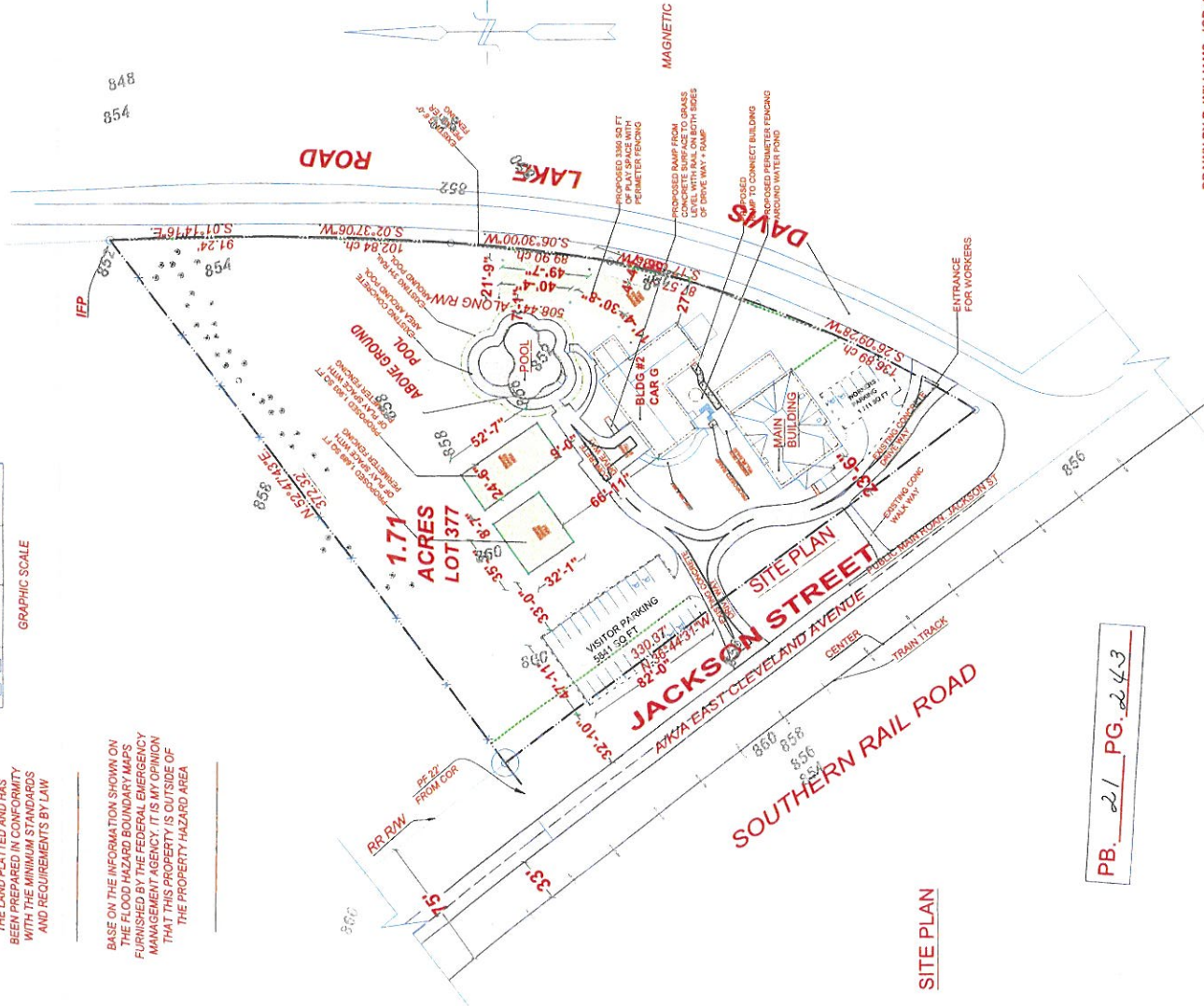
**SITE PLAN MADE FOR
CAROLYN MILLER
PROPERTY LOCATED IN:
LAND LOT 200 -----2ND DISTRICT
HENRY COUNTY, GEORGIA
SCALE: 1" = 60' ----- DECEMBER 04, 2023**



SITE PLAN PREPARED BY
DHR BY DESIGN INC

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

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



PB. 21 PG. 243

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.: **381013**

Name and File No.: **PUBLIC HEARING 1/16/24**
a true copy of which is hereto attached, was published in said newspaper on the following date(s):
12/20/2023



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

Sworn and subscribed to me 12/20/2023



Notary Public

My commission expires 03/03/2026

Ad text :
Hdh3104
gpn16

Public Hearing Notice
City of Locust Grove
January 16, 2024,
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 Tuesday, January 16, 2024, at 6:00 PM, will conduct public hearings for the purpose of the following:

REZONING

Carolyn Miller of Locust Grove, GA requests a rezoning from R-2 (Single Family Residential) to O-I (Office Institutional) for 1.71 +/- acres (Parcel ID: 128-02001000) in Land Lot 200 of the 2nd District, located at 377 Jackson St. for use as a Daycare Center.

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

Daunt? Gibbs
Community Development Director - City of Locust Grove
12:20, 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.

Carolyn Miller of Locust Grove, GA requests a rezoning from R-2(Single Family Residential) to OI (Office Institutional) for property located at 377 Jackson St in Land Lot 200 of the 2nd District. (Parcel ID # 128-0200100) The property consists of 1.71 +/- acres. The applicant intends to repurpose the existing house for as a Daycare Care. The property abuts R-2 (Single-Family Residential) properties along Highway 42.


3.

On the 18th day of December 2023, I, Brian Fornal, posted four 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 16th day of January 2024 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:

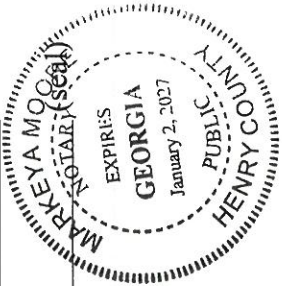
- 1) Two Double-sided signs were posted at 9:37 hours on 12/18/23. It was posted on the south side of the home along Davis Lake Road. This sign is visible from both the East and Westbound lanes of traffic.
- 2) Two double-sided signs were posted at 9:30 on 12/18/23. It was situated opposite 377 Jackson Street. It is visible on Jackson Street both North and Southbound Lane.

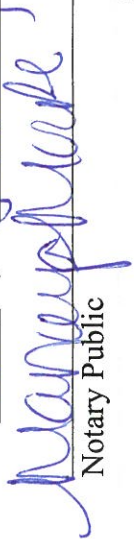
FURTHER AFFIANT SAYETH NOT.

This is the 4th day of January 2024.


Affiant

Sworn and subscribed before me
this 4th day of January, 2024




Notary Public



25% [Zoom icons]



C:\Users\pbenky\Downloads\IMG_1310 (1).jpg

File Path

This PC

Source

Device Info
Apple iPad (8th generation) 3.3 mm f/2.4
1/1000 sec ISO 25 EXP 0 No flash function

Size Info

2448 x 3264 2.7 MB 72 dpi 24 bit

Add a description

9 34 AM

December 18 2023

IMG_1310 (1)

Info

IMG_1310 (1).jpg











EXHIBIT D

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.
3. A minimum of two hundred (200) square feet of outdoor play area and thirty-five (35) square feet of indoor play area shall be provided for each child.
4. The outdoor play area shall be enclosed by a security chain link fence at least four (4) feet in height. A decorative obscuring fence may be used when adjacent to residential zoned property. State licensed required.