CITY OF LOCUST GROVE

REGULAR MEETING AGENDA
MONDAY APRIL 1, 2024 – 6:00 P.M.
PUBLIC SAFETY BUILDING – 3640 HIGHWAY 42 S.
LOCUST GROVE, GA 30248

CALL TO ORDER ..... **Mayor Pro Tem Williams**

INVOCATION ..... **Assistant City Manager Bert Foster**

PLEDGE OF ALLEGIANCE ..... **Councilman Greer**

APPROVAL OF THE AGENDA ..... **Mayor Pro Tem Williams (Motion Required)**

PRESENTATION ..... **None**

PUBLIC HEARING ITEMS ..... **None**

APPROVAL OF THE MINUTES ..... **3 Items**

1. **March 4, 2024, Regular Meeting Minutes (Motion Required)**
2. **March 4, 2024, Executive Meeting Minutes (Motion Required)**
3. **March 18, 2024, Workshop Meeting Minutes (Motion Required)**

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

4. **December 2023 – Financial Statement (Motion Required)**

UNFINISHED BUSINESS/ACTION ITEMS ..... **6 Items**

5. **Ordinance to reduce the side yard setback from 35 feet to 20 feet on a corner lot located at 4939 Bill Gardner Parkway and Barker Drive. (Motion Required)**
6. **Ordinance to approve a rezoning from RA (residential agricultural) to OI (office institutional) for use as a medical office building (Motion Required)**
7. **Ordinance to revise Chapter 15.36 Post-development Stormwater Management for Development and Redevelopment (Motion Required)**
8. **Resolution to transmit and Ordinance to amend Chapter 15.08 Entitled "Technical Codes" to amend the Plumbing Code regarding certain regulations for fixtures and standards as part of the Metropolitan North Georgia Water Planning District requirements (Motion Required)**
9. **Ordinance to approve the final plat for Oak Ridge Meadows subdivision, located on Locust Grove-Griffin Road (Motion Required)**
10. **Resolution to award bid for services to upgrade the audio/visual system in the Council Chambers/Courtroom (Motion Required)**

NEW BUSINESS/ACTION/DISCUSSION ITEM ..... **2 Items**

11. **Resolution to select new playground equipment to replace existing damaged equipment behind City Hall (Motion Required)**
12. **Resolution to accept the Wolf Creek Stream Assessment report from WSP (Motion Required)**

CITY MANAGER'S COMMENTS ..... **Tim Young**

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

COUNCIL COMMENTS ..... **Council**

MAYOR'S COMMENTS ..... **Mayor Pro Tem Williams**

EXECUTIVE SESSION – (IF NEEDED)

ADJOURN

POSTED AT CITY HALL –March 27, 2024, at 16:30

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

City of Locust Grove
Council Meeting Minutes
Public Safety Building – Courtroom Chamber
3640 Highway 42 S. – Locust Grove, GA 30248
Monday, March 4, 2024
6:00 PM

Members Present:	**Staff Present:**
Vincent Williams – Councilman/Pro Tem	Tim Young – City Manager
Keith Boone – Councilman	Bert Foster – Assistant City Manager
Carlos Greer – Councilman	Misty Spurling – City Clerk
Willie Taylor – Councilman	Daunté Gibbs – Community Development Director
Rudy Breedlove – Councilman	Jack Rose – Public Works Director
Rod Shearouse – Councilman	Derrick Austin - Police Chief
	Andy Welch – Attorney
Members Not Present:	
Robert Price – Mayor	

Mayor Pro Tem Vincent Williams called the meeting to order at 6:00 PM

Invocation given by Community Development Director Daunté Gibbs

Councilman Shearouse led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Pro Tem Williams asked for a motion. Councilman Boone made the motion to amend the agenda to remove item six.

RESULT	APPROVED REMOVE ITEM SIX
MADE MOTION	COUNCILMAN BOONE
2ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED - ALL IN FAVOR

Mayor Pro Tem Williams asked for a motion. Councilman Shearouse made the motion to approve the agenda as amended.

RESULT	APPROVED AS AMENDED
MADE MOTION	COUNCILMAN SHEAROUSE
2ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC HEARING ITEMS – NONE

APPROVAL OF THE MINUTES –

1. **FEBRUARY 5, 2024- REGULAR MEETING MINUTES –**

   Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the February 5, 2024, regular meeting minutes.

RESULT	APPROVED FEBRUARY 5, 2024, REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

2. **FEBRUARY 5, 2024- EXECUTIVE SESSION MEETING MINUTES –**

Pro Tem Williams asked for a motion. Councilman Shearouse made the motion to approve the February 5, 2024, executive session meeting minutes.

RESULT	APPROVED FEBRUARY 5, 2024, EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN SHEAROUSE
2ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

3. **FEBRUARY 19, 2024- WORKSHOP MEETING MINUTES –**

Pro Tem Williams asked for a motion. Councilman Shearouse made the motion to approve the February 19, 2024, workshop meeting minutes.

RESULT	APPROVED FEBRUARY 19, 2024, WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN SHEAROUSE
2ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

4. **FEBRUARY 19, 2024- EXECUTIVE SESSION MEETING MINUTES –**

Pro Tem Williams asked for a motion. Councilman Shearouse made the motion to approve the February 19, 2024, executive session meeting minutes.

RESULT	APPROVED FEBRUARY 19, 2024, EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN SHEAROUSE
2ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT – N/A (FY Closeout)

UNFINISHED BUSINESS/ACTION ITEMS –

5. **Ordinance to enter a master purchasing agreement with Axon Enterprises, Inc for Fleet –**

Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance **#24-03-016**.

RESULT	APPROVED ORDINANCE #24-03-016
MADE MOTION	COUNCILMAN GREER
2ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION NOT CARRIED – ALL IN FAVOR

6. **Authorization of approval of Locust Grove Police firing range -**

Item removed from the agenda.

NEW BUSINESS/ACTION/DISCUSSION ITEMS – NONE

CITY MANAGER'S COMMENTS –

- **SPLOST VI update –**

Tim said staff met with GDOT last week and consolidated some of the items from the project list. Tim reviewed the highlighted items that were discussed for changes. A conservative estimate for the listed items is $18.2 million dollars. Our next meetings are with Henry County and the goal is to reach an agreement by November for the SPLOST VI voting. Pro Tem Williams asked if we need to be more specific on the parks and recreation projects instead of lumping together. Tim said if we are more specific and do not complete projects as specified, we would be accountable. If we lump those projects together gives us more leeway as to how we proceed over time.

Councilman Greer asked if the potential tax commissioner office is a joint project with the county. Discussion took place and Tim said we could add as a capital project if needed, and we will also get credit for LMIG.

Councilman Shearouse asked if the city would have more involvement with the Bethlehem Road interchange. Tim said the city already paid $1 million towards that project; the remainder would be from state and federal funding.

- **Audio Visual System update –**

Tim said we received two quotes and each being [approximately] $83,000. We are meeting with the vendors via conference call to discuss further so that we can compare the differences (advantages and disadvantages) of each quote. After our final review we will present it at the next meeting.

Tim gave an update on the annexations. There will be scheduled open houses for public input prior to the November 5th general election. Councilman Greer asked are the roads included as part of our responsibility if the city gains those properties specified in the annexations. Tim said only if the annexation is on both sides of the road. Mr. Greer brought up the language from the Chair of the Henry County, and Tim responded along with Andy that we only follow that Statute on annexation.

PUBLIC COMMENTS – NONE

COUNCIL COMMENTS – NONE

MAYOR'S COMMENTS –

Pro Tem Williams asked everyone to keep the mayor in their prayers.

EXECUTIVE SESSION – PROPERTY ACQUISTION

Motion to go into executive session to discuss property acquisition matters by Councilman Boone and seconded by Councilman Greer Motion Carried All in favor 6:23 PM.

At 6:58 PM, motion to come back into regular session made by Councilman Greer and seconded by Councilman Boone.

ADJOURNMENT –

Pro Tem Williams asked for a motion to adjourn. Councilman Greer made the motion to adjourn.

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN GREER
2ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 6:58 PM.

Notes taken by:

_____
Misty Spurling
City Clerk

City of Locust Grove
Council Workshop Meeting Minutes
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248
Monday, March 18, 2024
6:00 PM

Members Present:	Staff Present:
Vincent Williams -Councilman/Pro Tem	Tim Young – City Manager
Carlos Greer – Councilman	Bert Foster – Assistant City Manager
Keith Boone – Councilman	Misty Spurling – City Clerk
Rudy Breedlove - Councilman	Daunte' Gibbs – Community Development Director
Willie Taylor – Councilman	Jack Rose – Public Works Director
Rod Shearouse - Councilman	Colleen Cook – Main Street Manager
	Derrick Austin – Police Chief
	Andy Welch – Attorney

Mayor Pro Tem Williams called the meeting to order at 6:00 PM.

Invocation given by City Manager Tim Young

Councilman Breedlove led the Pledge of Allegiance

APPROVAL OF AGENDA –

Mayor Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the agenda.

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

PUBLIC HEARING ITEMS –

1. **Variance request to reduce the side yard setback from 35 feet to 20 feet on a corner lot located at Bill Gardner Parkway and Barker Drive (private easement) –**

   Community Development Director Daunté Gibbs stepped forward. Daunté said this is a request from Jacob Lang of Rincon, GA. The development will consist of a quick service restaurant and ancillary retail. Daunté said staff recommends approval.

   Pro Tem Willaims said this is a public hearing and asked for public comment from anyone in favor of the request. There were no comments.

   Pro Tem Williams asked for public comment from anyone opposed to the request. There were no comments.

   Pro Tem Willaims closed the public hearing and asked for comments from the council.

Councilman Greer asked why a need for a variance. Daunté referenced the exhibit attached and reviewed the setbacks. Discussion took place about the retention pond and Daunté said a retention pond is normally built to accommodate any type of runoff.

Discussion took place about the setback and Daunté confirmed for Shearouse the 20 ft. setback will only be on one side of the property not the entire property. Discussion took place about the driveway location. Tim said Barker Road is just a driveway not a public road.

2. **Request to rezone property located at 3366 Hwy 42 S. (Parcel: 128-01024000) in LL 200 of the 2nd district from RA (residential agricultural to OI (office institutional) for use as a medical office building –**

Daunté said this is a request from Michael Elliott for a rezoning located on Highway 42 S. Staff recommends approval with one condition and Daunté read the condition aloud.

Pro Tem Willaims said this is a public hearing and asked for public comment from anyone in favor of the request.

Michale Elliott of Metro Engineering stepped forward to comment. Mr. Elliott said this is for a 25,000 square foot office building on 1.6 acres and said they are abandoning the existing driveway with the shared water tower. Mr. Elliott said there is a need for this type of facility, and he agrees with the condition recommended by staff.

Pro Tem Williams asked for public comment from anyone opposed to the request. There were no comments.

Pro Tem Willaims closed the public hearing and asked for comments from the council.

Councilman Boone asked if there will be directional lighting. Mr. Elliott said the plan includes downcast lighting which is standard.

Councilman Greer asked for clarity of turning lanes and Mr. Elliott said they will use access easement through the city's existing property; therefore, there is no need for an additional cut.

Councilman Breedlove asked if right-of-way is needed at Highway 42 and Mr. Elliott said it is on the DOT permit plans leaving paved access to the water tower.

Andy said to ensure the parking lot and other structures are set back, the condition needs to be added to add as a requirement.

3. **Ordinance to revise Chapter 15.36 Post-Development Stormwater Management for Development and Redevelopment –**

Tim stepped forward and said this an ordinance to come into compliance on certain aspects of the post-development stormwater requirements on how sequencing is done for stormwater pond and other facility sizing. This will replace what exists now.

Pro Tem Willaims said this is a public hearing and asked for public comment from anyone in favor of the request. There were no comments.

Pro Tem Williams asked for public comment from anyone opposed to the request. There were no comments.

Pro Tem Willaims closed the public hearing and asked for comments from the council.

Councilman Shearouse asked Tim for clarity on the highlighted areas and Tim said that is internal references for making changes. Nothing further.

4. **Ordinance to amend Chapter 15.08 entitled Technical Codes to amend the plumbing code regarding certain regulations for fixtures and standards as part of the Metropolitan North Georgia Water Planning District requirements –**

   Tim said this is a resolution not an ordinance since this is a two-step process, and this would need to be transmitted to DCA for review before adoption. Every jurisdiction will have to adopt and within that there are more restrictions. The overall goal is to ensure that the city is true stewards of the water resources.

   Pro Tem Williams asked if this will be applicable for new permits. Tim said yes, any new plans will have to abide by the codes specified in this resolution.

   Councilman Greer asked who enforces the codes. Tim said this is for new developments and Andy said the building inspector will be inspecting to ensure codes are being met.

   Pro Tem Willaims said this is a public hearing and asked for public comment from anyone in favor of the request. There were no comments.

   Pro Tem Williams asked for public comment from anyone opposed to the request. There were no comments.

   Pro Tem Willaims closed the public hearing and asked for comments from the council. There were no comments.

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

5. **Intergovernmental Agreement (IGA) between the City of Locust Grove and Henry County for SR 42 widening –**

   Tim said an amendment is needed in the IGA to specify the county is to pay 61 percent of the monthly invoices and the city is to pay 39 percent of engineering fees.

   Andy said the resolution says the entire section of Highway 42 between SR 155 and Bill Gardner Parkway. Andy asked if this was going from the interstate to SR 155. Discussion took place.

   Councilman Breedlove asked if the cities obligation is the $660,000 and Tim said the city will pay 39 percent of the local match requirement through ARC, which is that amount. Tim said this is for the design only and confirmed this project phase will need to be part of the SPLOST VI project list. Tim verified the estimated time to begin construction would be in early 2030.

   Pro Tem Williams asked for a motion. Councilman Greer made the motion to approve the request by approving resolution #**24-03-017** as amended.

RESULT	APPROVED RESOLUTION #24-03-017 AS AMENDED
MADE MOTION	COUNCILMAN GREER
2ND MOTION	COUNCILMAN BREEDLOVE

VOTE	MOTION CARRIED - ALL IN FAVOR

6. Special event permit request for Locust Grove Day and the sale of alcohol by licensed vendors on April 20, 2024 –

Daunté said this is a request from Colleen Cook, for the Locust Grove Day event. Councilman Greer asked how the vendor fee is determined. Colleen said the idea is to treat as a food vendor which is a $50 fee. Greer asked what is the process by which the vendor is being chosen. Colleen said the staff has a running list of vendors who were denied in the past and we would go through the normal process (first come, first serve).

Councilman Taylor asked how many vendors will be serving alcohol. Colleen said only one vendor. If the council permits, we can structure the requirements accordingly. Colleen said she suggests identifying individuals who purchased alcohol by a unique cup or bracelet. Taylor asked if people will be restricted to a specific area if they purchase an alcoholic drink. Colleen said yes, the front lawn will be the designated area. We would have to post signs of the permitted areas and coordinate with the police department.

Councilman Greer asked if sales would be permitted during the daytime and nighttime events. Colleen said she is only asking for Locust Grove Day "day" (11:00 am to 2:00 pm).

Councilman Boone asked Andy about the liability of the city should anyone leave after consuming alcohol. Andy said anyone who leaves under the influence and causes an accident would put the city at risk of potential liability. Discussion took place.

Councilman Breedlove asked Colleen for her input. Colleen said we can research how other cities have implemented and said she would proceed with having special cups that would identify those who have purchased alcohol.

Andy said the council wants to know what conditions to set if they approve. Daunté read aloud the conditions suggested by the council including: *1. Allow alcohol sales between 6pm-9pm, 2. Limit of three drinks, 3. Confined to the front lawn during the day, and evening confined to Claude Gray Park, 4. Serve in a designated cup.*

Pro Tem Williams asked for a motion. Councilman Breedlove made the motion to approve the request.

RESULT	APPROVED SPECIAL EVENT WITH CONDITIONS
MADE MOTION	COUNCILMAN BREEDLOVE
2ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED – FOUR IN FAVOR (GREER, TAYLOR, SHEAROUSE, BREEDLOVE) AND ONE OPPOSED (BOONE)

7. Special Event permit request for Praise in the park to hold a gospel event on March 23, 2024

Daunté said this is a request from Andrea Johnson for an event at Claude Gray Park. Staff recommends approval.

Pro Tem Williams asked for a motion. Councilman Breedlove made the motion to approve the request.

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN BREEDLOVE
2ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN COOK

Colleen gave an update two businesses in downtown have closed including The French Market and Peach Pit which is a loss of about 20-22 jobs. The Easter Egg hunt is Saturday March 23, 2024, at 10:00 AM. We will have about 10,000 eggs and the Easter Bunny will be there.

Councilman Breedlove asked if there will be food trucks at Locust Grove Day. Colleen said there will be food trucks during the day and concessions sold at nighttime. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in February 2024 was $90,883.00. The department completed 94 training hours in February. We had 34 new cases for investigation and cleared 29 of those cases. Chief Austin reviewed the crime analysis report provided and said there were no leads at the time. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose said we reached out to a different vendor for further review on the issues with the blower at the wastewater plant. Discussion took place about the increased cutoffs and the delays with the postal service delivering of mail (specifically water bills). We received the new hydro excavator and appreciate the council and staff for their approval of that equipment.

Councilman Breedlove asked if the positions (Assistant and Wastewater Manager) have been filled. Tim said he is working on getting those positions advertised. Nothing further.

ADMINISTRATION –BERT FOSTER

Mr. Foster gave an update on ongoing projects including the Peeksville Road Extension, the extra lane on Highway 42 and said the Bill Gardner Parkway modifications are nearing completion. Staff met with GDOT officials to discuss concepts from WSP for the downtown corridor study. The Scatter Garden monuments are installed and finalizing lights and backfilling. We have asked for a quote for a fence installation around the Scatter Garden portion of the site and fluted bollards around the boundary. The project engineer is working with HCWA on the Bethlehem Road Interchange Bert gave an update on the on-call engineering projects and the new four-way stop at Indian Creek and Tanger. GDOT is lending the city a signal cabinet for the signal at MLK/Tanger through the summer until GDOT upgrades the entire signal. Bert said he, Tim, and Pro Tem Williams chose the playground equipment for City Hall and will be presenting at the April 1st meeting.

Pro Tem Williams asked if we are still doing the Veteran's Memorial opening ceremony on Memorial Day and Bert confirmed yes. Pro Tem Williams asked about the signal at Bethlehem Road and Highway 42.

Bert said the city purchased equipment and GDOT will be installing in sequence with the Harris Drive and Highway 42 signal. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Mr. Gibbs gave an update and said his department has issued a total of 281 permits for 2024 and 25 new housing permits. We have issued 45 COs [28 residential / 17 commercial] with 82 business licenses issued so far for 2024.

8. **Ordinance to approve the final plat for Oak Ridge Meadows subdivision, on Locust Grove-Griffin Road –**

   Daunté said this request is from DR Horton, Inc. for 126 single-family residential lots. Staff recommends approval.

   Councilman Greer said this is one of the PR-5 subdivisions and asked how many of this type are remaining. Daunté said we have three to four already zoned which are grandfathered along with this request. There is none remaining aside from this said request.

ARCHITECTURAL REVIEW BOARD (ARB) – NONE

CITY MANAGER'S COMMENTS –TIM YOUNG

Tim gave an update the Census released county figures and as of July 2023, there are 254,613 people in Henry County. Tim said the funeral services have been announced for Mayor Price and we are trying to encourage line-up in front of city hall.

Pro Tem Williams suggests we operate with essential personnel only and close city hall on Thursday March 21, 2024, for the service. All of the council agreed.

Tim said he will have the audio-visual update on April 1 meeting.

PUBLIC COMMENTS – NONE

COUNCIL COMMENTS –

Councilman Shearouse asked Andy what the next steps are since the mayor passing. Andy said the council will call for a special election at the next meeting.

Councilman Greer made a comment for everyone to continue to pray for the Price family.

Councilman Boone said he served 17 years with the mayor, and he will be missed.

Andy made a comment and thanked all the staff and said the mayor served unopposed for a long time. His legacy is long and the change the city has seen in the last decade with the mayor made huge impacts. He will be missed.

MAYOR'S COMMENTS –

Pro Tem Williams made a comment that the mayor will be deeply missed and said he appreciates everything Mayor Price has done.

EXECUTIVE SESSION – NONE

ADJOURNMENT-

Mayor Pro Tem Williams asked for a motion to adjourn. Councilman Shearouse made the motion to adjourn.

RESULT	ADOPTED
MADE MOTION	COUNCILMAN SHEAROUSE
2ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:47PM.

Notes taken by:

_____
Misty Spurling, City Clerk

Community Development Department
P. 0. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: **A variance request to reduce the side yard setback from 35 feet to 20 feet on a corner lot located at Bill Gardner Parkway and Barker Drive (Private Easement).**

Action Item:	☒	**Yes**	☐	**No**
Public Hearing Item:	☐	**Yes**	☒	**No**
Executive Session Item:	☐	**Yes**	☒	**No**

Advertised Date: **February 28, 2024**

Budget Item: ***N/A***

Date Received: **January 29,2024**

Workshop Date: **March 18, 2024**

Regular Meeting Date: **April 01, 2024**

Discussion:

Jacob Lang of Rincon, GA requests a variance from zoning ordinance provision 3-7-153 f (4) to reduce the side yard setback from 35 feet to 20 feet on a comer lot located at Bill Gardner Parkway and Barker Drive (Private Easement).

Recommendation:

Staff recommends **APPROVAL** of the applicant's variance request.

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 3366 Highway 42 S. (Parcel: 128-01024000) in Land Lot 200 of the 2nd District from RA (Residential Agricultural) to OI (Office Institutional) for use as a medical office building.**

Action Item:	☒	**Yes**	☐	**No**
Public Hearing Item:	☐	**Yes**	☒	**No**
Executive Session Item:	☐	**Yes**	☒	**No**

Advertised Date: **March 02, 2024**

Budget Item: **N/A**

Date Received: **February 02, 2024**

Workshop Date: **March 18, 2024**

Regular Meeting Date: **April 01, 2024**

Discussion:

Michael Elliott of McDonough, GA requests a rezoning from R-A (Residential Agricultural) to OI (Office Institutional) for 1.61 +/- acres located at 3366 Highway 42 S Locust Grove, GA (Parcel 128-01024000) in Land Lot 200 of the 2nd District for the use as a medical office building.

Recommendation:

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

1. The owner/developer shall provide reasonable undisturbed buffering and or planted buffering between the subject property and abutting residential properties.

2. The owner/developer shall coordinate with the GA Department of Transportation (GDOT) and City staff regarding the right-of-way needed for anticipated future

widening of SR 42 and set back structures from such anticipated right of way area and illustrate said right-of-way area on plans submitted for review and permitting.

Administration Department
P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Ordinance to Amend Chapter 15.36 Stormwater Ordinance

Action Item:	☒	Yes	☐	No
Public Hearing Item:	☐	Yes	☒	No
Executive Session Item:	☐	Yes	☒	No

Advertised Date: **March 2, 2024, and March 6, 2024**

Budget Item: **N/A**

Date Received: **March 14, 2024**

Workshop Date: **March 18, 2024 – Public Hearing held.**

Regular Meeting Date: **April 1, 2024**

Discussion:

Attached is an Ordinance for adoption to come into compliance with the Metropolitan North Georgia Water Planning District (MNGWPD) and the Georgia DNR/EPD regulations on certain aspects of the post-development stormwater requirements on how sequencing is done for stormwater pond and other facility sizing that went into effect 2019 but required for adoption to remain in compliance with the General Stormwater Permit of the State of Georgia as a MS4 Phase II Community.

Recommendation:

Recommend Approval of Ordinance to Amend Chapter 15.36 of the Code of Ordinances of the City of Locust Grove, Georgia in regard to Post-Development Stormwater Management of New Development and Redevelopment.

ORDINANCE NO._____

TO AMEND TITLE 15, CHAPTER 15.36 OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES FOR STORMWATER MANAGEMENT; TO REPEAL CHAPTER 15.36 IN ITS ENTIRETY AND INSERT ALL NEW CHAPTER 15.36 ENTITLED "POST-DEVELOPMENT STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT"; TO UPDATE ALL SECTIONS WITH THE STANDARDS OF THE 2019 MODEL ORDINANCE; T0 PROVIDE FOR APPLICABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

SECTION 1. Chapter 15.36 Section 15.36.050 is hereby repealed in its entirety and inserting in lieu thereof the following:

15.36.010 – General Provisions

A. Findings of fact. It is hereby determined that:

Land development projects and other land use conversions – along with their associated changes to land cover - permanently alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes that increase flooding, stream channel erosion, and sediment transport and deposition;

Land development projects and other land use conversions also contribute to increased nonpoint source pollution and degradation of receiving waters;

The impacts of post-development stormwater runoff quantity and quality can adversely affect public safety, public and private property, drinking water supplies, recreation, fish and other aquatic life, property values and other uses of lands and waters;

These adverse impacts can be controlled and minimized through the regulation of stormwater runoff quantity and quality from new development and redevelopment by the use of both structural facilities (including green infrastructure) as well as nonstructural measures, such as the conservation of open space and greenspace areas and other low impact development. The preservation and protection of natural areas and greenspace for stormwater management benefits is encouraged through the use of incentives or "credits." The Georgia Greenspace Program provides a mechanism for the preservation and coordination of those greenspace areas which provide stormwater management quality and quantity benefits;

Localities in the state of Georgia are required to comply with a number of both state and federal laws, regulations and permits which require a locality to address the impacts of post-development stormwater runoff quality and nonpoint source pollution, including the Georgia Department of

Natural Resources – Environmental Protection Division (DNR, EPD) as well as the Metropolitan North Georgia Water Planning District (MNGWPD); and

Therefore, the city of Locust Grove has established this set of stormwater management policies to provide reasonable guidance for the regulation of post-development stormwater runoff for the purpose of protecting local water resources from degradation. It has determined that it is in the public interest to regulate post-development stormwater runoff discharges in order to control and minimize increases in stormwater runoff rates and volumes, post-construction soil erosion and sedimentation, stream channel erosion, and nonpoint source pollution associated with post-development stormwater runoff.

B. Purpose and Intent. The purpose of this article is to protect, maintain and enhance the public health, safety, environment and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased post-construction stormwater runoff and nonpoint source pollution associated with new development and redevelopment. Proper management of post- construction stormwater runoff will minimize damage to public and private property and infrastructure, safeguard the public health, safety, environment and general welfare of the public, and protect water and aquatic resources. Additionally, the City of Locust Grove is required to comply with several State and Federal laws, regulations and permits and the requirements of the Metropolitan North Georgia Water Planning District's regional water plan related to managing the water quantity, velocity, and quality of post- construction stormwater runoff.

15.36.020 Definitions. For this Chapter, the terms below shall have the following meanings:

"administrator" means the person appointed to administer and implement this Article on Post-Construction Stormwater Management for New Development and Redevelopment in accordance with Section 15.36.040

"applicant" means a person submitting a land development application for approval. "BMP" or "best management practice" means both structural devices to store or treat stormwater runoff and non-structural programs or practices which are designed to prevent or reduce the pollution of the waters of the State of Georgia.

"BMP landscaping plan" means a design for vegetation and landscaping that is critical to the performance and function of the BMP including how the BMP will be stabilized and established with vegetation. It shall include a layout of plants and plant names (local and scientific).

"channel" means a natural or artificial watercourse with a definite bed and banks that conveys continuously or periodically flowing water.

"detention" means the temporary storage of stormwater runoff in a stormwater detention facility for the purpose of controlling the peak discharge.

"detention facility" means a structure designed for the storage and gradual release of stormwater runoff at controlled rates.

"development" means new development or redevelopment.

"extended detention" means the storage of stormwater runoff for an extended period of time.

"extreme flood protection" means measures taken to prevent adverse impacts from large low-frequency storm events with a return frequency of 100 years or more.

"flooding" means a volume of surface water that exceeds the banks or walls of a BMP, or channel; and overflows onto adjacent lands.

"GSMM" means the latest edition of the Georgia Stormwater Management Manual, Volume 2: Technical Handbook, and its Appendices.

"hotspot" means a land use or activity on a site that has the potential to produce higher than normally found levels of pollutants in stormwater runoff. As defined by the administrator, hotspot land use may include gasoline stations, vehicle service and maintenance areas, industrial facilities (both permitted under the Industrial Stormwater General Permit and others), material storage sites, garbage transfer facilities, and commercial parking lots with high-intensity use.

"impervious surface" means a surface composed of any material that significantly impedes or prevents the natural infiltration of water into the soil.

"Industrial Stormwater General Permit" means the National Pollutant Discharge Elimination System (NPDES) permit issued by Georgia Environmental Protection Division to an industry for stormwater discharges associated with industrial activity. The permit regulates pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies based on Standard Industrial Classification (SIC) Code.

"infiltration" means the process of percolating stormwater runoff into the subsoil.

"inspection and maintenance agreement" means a written agreement providing for the long-term inspection, operation, and maintenance of the stormwater management system and its components on a site.

"land development application" means the application for a land development permit on a form provided by the City of Locust Grove along with the supporting documentation required in Section 15.36.100.

"land development permit" means the authorization necessary to begin construction-related, land-disturbing activity.

"land disturbing activity" means any activity which may result in soil erosion from water or wind and the movement of sediments into state water or onto lands within the state, including but not limited to clearing, dredging, grading, excavating, and filling of land. Land disturbing activity does not include agricultural practices as described O.C.G.A. 12-7-17(5) or silvicultural

land management activities as described O.C.G.A. 12-7-17(6) within areas zoned for these activities.

"linear feasibility program" means a feasibility program developed by the City of Locust Grove and submitted to the Georgia Environmental Protection Division, which sets reasonable criteria for determining when implementation of stormwater management standards for linear transportation projects being constructed by the City of Locust Grove is infeasible.

"linear transportation projects" means construction projects on traveled ways including but not limited to roads, sidewalks, multi-use paths and trails, and airport runways and taxiways.

"MS4 Permit" means the NPDES permit issued by Georgia Environmental Protection Division for discharges from the City of Locust Grove's municipal separate storm sewer (MS4) system.

"new development" means land disturbing activities, structural development (construction, installation or expansion of a building or other structure), and/or creation of impervious surfaces on a previously undeveloped site.

"nonpoint source pollution" means a form of water pollution that does not originate from a discrete point such as a wastewater treatment facility or industrial discharge, but involves the transport of pollutants such as sediment, fertilizers, pesticides, heavy metals, oil, grease, bacteria, organic materials and other contaminants from land to surface water or groundwater via mechanisms such as precipitation, stormwater runoff, and leaching. Nonpoint source pollution is a by-product of land use practices such as agricultural, silvicultural, mining, construction, subsurface disposal and urban runoff sources.

"overbank flood protection" means measures taken to prevent an increase in the frequency and magnitude of out-of-bank flooding (i.e. flow events that exceed the capacity of the channel and enter the floodplain).

"owner" means the legal or beneficial owner of a site, including but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.

"person" means any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, city, county or other political subdivision of the State, any interstate body or any other legal entity.

"post-construction stormwater management" means stormwater best management practices that are used on a permanent basis to control and treat runoff once construction has been completed in accordance with a stormwater management plan.

"post-development" means the conditions anticipated to exist on site immediately after completion of the proposed development.

"practicability policy" means the latest edition of the Metropolitan North Georgia Water Planning District's Policy on Practicability Analysis for Runoff Reduction.

"pre-development" means the conditions that exist on a site immediately before the implementation of the proposed development. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time before the first item being approved or permitted shall establish pre-development conditions.

"pre-development hydrology" means (a) for new development, the runoff curve number determined using natural conditions hydrologic analysis based on the natural, undisturbed condition of the site immediately before implementation of the proposed development; and (b) for redevelopment, the existing conditions hydrograph may take into account the existing development when defining the runoff curve number and calculating existing runoff, unless the existing development causes a negative impact on downstream property.

"previously developed site" means a site that has been altered by paving, construction, and/or land disturbing activity.

"redevelopment" means structural development (construction, installation, or expansion of a building or other structure), creation or addition of impervious surfaces, replacement of impervious surfaces not as part of routine maintenance, and land disturbing activities associated with structural or impervious development on a previously developed site. Redevelopment does not include such activities as exterior remodeling.

"routine maintenance" means activities to keep an impervious surface as near as possible to its constructed condition. This includes ordinary maintenance activities, resurfacing paved areas, and exterior building changes or improvements which do not materially increase or concentrate stormwater runoff, or cause additional nonpoint source pollution.

"runoff" means stormwater runoff.

"site" means an area of land where development is planned, which may include all or portions of one or more parcels of land. For subdivisions and other common plans of development, the site includes all areas of land covered under an applicable land development permit.

"stormwater concept plan" means an initial plan for post-construction stormwater management at the site that provides the groundwork for the stormwater management plan including the natural resources inventory, site layout concept, initial runoff characterization, and first round stormwater management system design.

"stormwater management plan" means a plan for post-construction stormwater management at the site that meets the requirements of Section 15.36.080 (D) and is included as part of the land development application.

"stormwater management standards" means those standards set forth in Section

15.36.070.

"stormwater management system" means the entire set of non-structural site design features and structural BMPs for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater runoff in a manner designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and to enhance and promote public health, safety and general welfare.

"stormwater runoff" means flow on the surface of the ground, resulting from precipitation.

"subdivision" means the division of a tract or parcel of land resulting in one or more new lots or building sites for the purpose, whether immediately or in the future, of sale, other transfer of ownership or land development, and includes divisions of land resulting from or made in connection with the layout or development of a new street or roadway or a change in an existing street or roadway.

Other terms used but not defined in this Article shall be interpreted based on how such terms are defined and used in the GSMM and the City of Locust Grove's MS4 permit.

15.36.030. Adoption and Implementation of the GSMM; Conflicts and Inconsistencies.

A. In implementing this Article, the City of Locust Grove shall use and require compliance with all relevant design standards, calculations, formulas, methods, and other guidance from the GSMM as well as all related appendices.

B. This Article is not intended to modify or repeal any other Article, ordinance, rule, regulation or other provision of law, including but not limited to any applicable stream buffers under state and local laws, and the Georgia Safe Dams Act and Rules for Dam Safety. In the event of any conflict or inconsistency between any provision in the City of Locust Grove's MS4 permit and this Chapter, the provision from the MS4 permit shall control. In the event of any conflict or inconsistency between any provision of this Article and the GSMM, the provision from this Article shall control. In the event of any other conflict or inconsistency between any provision of this Article and any other ordinance, rule, regulation or other provision of law, the provision that is more restrictive or imposes higher protective standards for human health or the environment shall control.

C. If any provision of this Article is invalidated by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of this Article.

15.36.040 (Section [Y]-4.) Designation of Administrator. The city manager, or, in the absence of a city manager, the Mayor and City Council, may from time to time appoint someone to administer and implement this Article.

15.36.050 Section [Y]-5. Applicability Criteria for Stormwater Management Standards. This Article applies to the following activities:

A. New development that creates or adds 5,000 square feet or greater of new impervious surface area or that involves land disturbing activity of 1 acre of land or greater;

B. Redevelopment (excluding routine maintenance and exterior remodeling) that creates, adds, or replaces 5,000 square feet or greater of new impervious surface area or that involves land disturbing activity of 1 acre or more;

C. New development and redevelopment if

(1) such new development or redevelopment is part of a subdivision or other common plan of development, and

(2) the sum of all associated impervious surface area or land disturbing activities that are being developed as part of such subdivision or other common plan of development meets or exceeds the threshold in (1) and (2) above;

D. Any commercial or industrial new development or redevelopment, regardless of size, that is a hotspot land use as defined in this Article; and

E. Linear transportation projects that exceed the threshold in A or B above.

15.36.060 Exemptions from Stormwater Management Standards. This Article does not apply to the following activities:

A. Land disturbing activity conducted by local, state, authority, or federal agencies, solely to respond to an emergency need to protect life, limb, or property or conduct emergency repairs;

B. Land disturbing activity that consists solely of cutting a trench for utility work and related pavement replacement;

C. Land disturbing activity conducted by local, state, authority, or federal agencies, whose sole purpose is to implement stormwater management or environmental restoration;

D. Repairs to any stormwater management system deemed necessary by the administrator;

E. Agricultural practices as described O.C.G.A. 12-7-17(5) within areas zoned for these activities with the exception of buildings or permanent structures that exceed the threshold in 15.036.050 (A) or (B) above;

F. Silvicultural land management activities as described O.C.G.A. 12-7-17(6) within areas zoned for these activities with the exception of buildings or permanent structures that exceed the threshold in 15.036.050 (A) or (B) above;

G. Installations or modifications to existing structures solely to implement Americans with Disabilities Act (ADA) requirements, including but not limited to elevator shafts, handicapped access ramps and parking, and enlarged entrances or exits; and

H. Linear transportation projects being constructed by the City of Locust Grove to the extent the administrator determines that the stormwater management standards may be infeasible to apply, all or in part, for any portion of the linear transportation project. For this exemption to apply, an infeasibility report that is compliant with the City of Locust Grove linear feasibility program shall first be submitted to the administrator that contains adequate documentation to support the evaluation for the applicable portion(s) and any resulting infeasibility determination, if any, by the administrator.

15.36.070 Stormwater Management Standards. Subject to the applicability criteria in Section 15.36.050 and exemptions in Section 15.36.060, the following stormwater management standards apply. Additional details for each standard can be found in the GSMM Section 2.2.2.2:

A. Design of Stormwater Management System: The design of the stormwater management system shall be in accordance with the applicable sections of the GSMM as directed by the administrator. Any design which proposes a dam shall comply with the Georgia Safe Dams Act and Rules for Dam Safety as applicable.

B. Natural Resources Inventory: Site reconnaissance and surveying techniques shall be used to complete a thorough assessment of existing natural resources, both terrestrial and aquatic, found on the site. Resources to be identified, mapped, and shown on the Stormwater Management Plan, shall include, at a minimum (as applicable):
   (1) Topography (minimum of 2-foot contours) and Steep Slopes (i.e., Areas with Slopes Greater Than 15%),
   (2) Natural Drainage Divides and Patterns,
   (3) Natural Drainage Features (e.g., swales, basins, depressional areas),
   (4) Natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers, drinking water wellhead protection areas and river corridors,
   (5) Predominant soils (including erodible soils and karst areas), and
   (6) Existing predominant vegetation including trees, high quality habitat and other existing vegetation.

C. Better Site Design Practices for Stormwater Management: Stormwater management plans shall preserve the natural drainage and natural treatment systems and reduce the generation of additional stormwater runoff and pollutants to the maximum extent practicable. Additional details can be found in GSMM Section 2.3.

D. Stormwater Runoff Quality/Reduction: Stormwater Runoff Quality/Reduction shall be provided by using the following:

   (1) For development with a stormwater management plan submitted before

(a) **April 1, 2024**, the applicant may choose either (A) Runoff Reduction or

(b) (B) Water Quality.

(2) For development with a stormwater management plan submitted on or after

(a) **April 1, 2024**, the applicant shall choose (A) Runoff Reduction, and,

(b) additional water quality shall not be required. To the extent (A) Runoff Reduction has been determined to be infeasible for all or a portion of the site using the Practicability Policy, then (B) Water Quality shall apply for the remaining runoff from a 1.2-inch rainfall event and must be treated to remove at least 80% of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM.

(c) Runoff Reduction - The stormwater management system shall be designed to retain the first 1.0 inch of rainfall on the site using runoff reduction methods, to the maximum extent practicable.

(d) Water Quality – The stormwater management system shall be designed to remove at least 80% of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM for runoff from a 1.2-inch rainfall event.

(3) If a site is determined to be a hotspot as detailed in Section 15.36.050, the City of Locust Grove may require the use of specific or additional components for the stormwater management system to address pollutants of concern generated by that site.

E. Stream Channel Protection: Stream channel protection shall be provided by using all of the following three approaches:

(1) 24-hour extended detention storage of the 1-year; 24-hour return frequency storm event;

(2) Erosion prevention measures, such as energy dissipation and velocity control; and

(3) Preservation of any applicable stream buffer.

F. Overbank Flood Protection: Downstream overbank flood protection shall be provided by controlling the post-development peak discharge rate to the pre-development rate for the 25-year, 24-hour storm event.

G. Extreme Flood Protection: Extreme flood protection shall be provided by controlling the 100-year, 24-hour storm event such that flooding is not exacerbated.

H. Downstream Analysis: Due to peak flow timing and runoff volume effects, some

structural components of the stormwater management system fail to reduce discharge peaks to pre-development levels downstream from the site. A downstream peak flow analysis shall be provided to the point in the watershed downstream of the site or the stormwater management system where the area of the site comprises 10% of the total drainage area in accordance with Section 3.1.9 of the GSMM. This is to help ensure that there are minimal downstream impacts from development on the site. The downstream analysis may result in the need to resize structural components of the stormwater management system.

I. Stormwater Management System Inspection and Maintenance: The components of the stormwater management system that will not be dedicated to and accepted by the City of Locust Grove, including all drainage facilities, best management practices, credited conservation spaces, and conveyance systems, shall have an inspection and maintenance agreement to ensure that they continue to function as designed. All new development and redevelopment sites are to prepare a comprehensive inspection and maintenance agreement for the on-site stormwater management system. This plan shall be written in accordance with the requirements in Section [Y]-16.

15.36.080 Pre-Submittal Meeting, Stormwater Concept Plan, and Stormwater Management Plan Requirements.

A. Before a land development permit application is submitted, an applicant may request a pre-submittal meeting with the City of Locust Grove. The pre-submittal meeting should take place based on an early step in the development process such as before site analysis and inventory (GSMM Section 2.4.2.4) or the stormwater concept plan (GSMM Section 2.4.2.5). The purpose of the pre-submittal meeting is to discuss opportunities, constraints, and ideas for the stormwater management system before formal site design engineering. To the extent applicable, local and regional watershed plans, greenspace plans, trails and greenway plans, and other resource protection plans should be consulted in the pre-submittal meeting. Applicants must request a pre-submittal meeting with the City of Locust Grove when applying for a Determination of Infeasibility through the Practicability Policy.

B. The stormwater concept plan shall be prepared using the minimum following steps:

(1) Develop the site layout using better site design techniques, as applicable (GSMM Section 2.3).
(2) Calculate preliminary estimates of the unified stormwater sizing criteria requirements for stormwater runoff quality/reduction, channel protection, overbank flooding protection and extreme flood protection (GSMM Section 2.2).
(3) Perform screening and preliminary selection of appropriate best management practices and identification of potential siting locations (GSMM Section 4.1).

C. The stormwater concept plan shall contain:

(1) Common address and legal description of the site,
(2) Vicinity map, and
(3) Existing conditions and proposed site layout mapping and plans (recommended

scale of 1" = 50'), which illustrate at a minimum:

(a) Existing and proposed topography (minimum of 2-foot contours),

(b) Perennial and intermittent streams,

(c) Mapping of predominant soils from USDA soil surveys,

(d) Boundaries of existing predominant vegetation and proposed limits of clearing and grading,

(e) Location and boundaries of other natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers and other setbacks (e.g., drinking water well setbacks, septic setbacks, etc.),

(f) Location of existing and proposed roads, buildings, parking areas and other impervious surfaces,

(g) Existing and proposed utilities (e.g., water, sewer, gas, electric) and easements,

(h) Preliminary estimates of unified stormwater sizing criteria requirements,

(i) Preliminary selection and location, size, and limits of disturbance of proposed BMPs,

(j) Location of existing and proposed conveyance systems such as grass channels, swales, and storm drains,

(k) Flow paths,

(l) Location of the boundaries of the base flood floodplain, future- conditions floodplain, and the floodway (as applicable) and relationship of site to upstream and downstream properties and drainage, and

(m) Preliminary location and dimensions of proposed channel modifications, such as bridge or culvert crossings.

D. The stormwater management plan shall contain the items listed in this part and be prepared under the direct supervisory control of either a registered Professional Engineer or a registered Landscape Architect licensed in the state of Georgia. Items (3), (4), (5), and (6) shall be sealed and signed by a registered Professional Engineer licensed in the state of Georgia. The overall site plan must be stamped by a design professional licensed in the State of Georgia for such purpose. (GSMM Section 2.4.2.7)

(1) Natural Resources Inventory

(2) Stormwater Concept Plan
(3) Existing Conditions Hydrologic Analysis
(4) Post-Development Hydrologic Analysis
(5) Stormwater Management System
(6) Downstream Analysis
(7) Erosion and Sedimentation Control Plan
(8) BMP Landscaping Plan
(9) Inspection and Maintenance Agreement
(10) Evidence of Acquisition of Applicable Local and Non-Local Permits
(11) Determination of Infeasibility (if applicable)

E. For redevelopment and to the extent existing stormwater management structures are being used to meet stormwater management standards the following must also be included in the stormwater management plan for existing stormwater management structures

(1) As-built Drawings
(2) Hydrology Reports
(3) Current inspection of existing stormwater management structures with deficiencies noted
(4) BMP Landscaping Plans

15.36.090 Application Fee. The fee for review of any land development application shall be based on the fee structure established by the City of Locust Grove, and payment shall be made before the issuance of any land disturbance permit or building permit for the development.

15.36.100 Application Procedures. Land development applications are handled as part of the process to obtain the land disturbance permit pursuant to Chapter 15.28 , Chapter 16.04 or Chapter 17.04 for building permit , as applicable. Before any person begins development on a site, the owner of the site shall first obtain approval in accordance with the following procedure:

A. File a land development application with the City of Locust Grove on the City's form of application with the following supporting materials:

(1) the stormwater management plan prepared in accordance with Section 15.36.080 (D),
(2) a certification that the development will be performed in accordance with the stormwater management plan once approved,
(3) a Preliminary Determination of Infeasibility, as applicable, prepared in accordance with the practicability policy, and
(4) an acknowledgement that applicant has reviewed the City's form of inspection and maintenance agreement and that applicant agrees to sign and record such inspection and maintenance agreement before the final inspection.

B. The administrator shall inform the applicant whether the application and supporting materials are approved or disapproved.

C. If the application or supporting materials are disapproved, the administrator shall notify the applicant of such fact in writing. The applicant may then revise any item not meeting the requirements hereof and resubmit the same for the administrator to again consider and either approve or disapprove.

D. If the application and supporting materials are approved, the City of Locust Grove may issue the associated land disturbance permit or building permit, provided all other legal requirements for the issuance of such permits have been met. The stormwater management plan included in such applications becomes the approved stormwater management plan.

15.36.110 Compliance with the Approved Stormwater Management Plan. All development shall be:

A. consistent with the approved stormwater management plan and all applicable land disturbance and building permits, and

B. conducted only within the area specified in the approved stormwater management plan.

No changes may be made to an approved stormwater management plan without review and advanced written approval by the administrator.

15.36.120 Inspections to Ensure Plan Compliance During Construction. Periodic inspections of the stormwater management system during construction shall be conducted by the staff of the City of Locust Grove or conducted and certified by a professional engineer who has been approved by the City Inspections shall use the approved stormwater management plan for establishing compliance. All inspections shall be documented with written reports that contain the following information:

A. The date and location of the inspection;

B. Whether the stormwater management system is in compliance with the approved stormwater management plan;

C. Variations from the approved stormwater management plan; and

D. Any other variations or violations of the conditions of the approved stormwater management plan.

15.36.130 Final Inspection; As-Built Drawings; Delivery of Inspection and Maintenance Agreement. Upon completion of the development, the applicant is responsible for:

A. Certifying that the stormwater management system is functioning properly and was constructed in conformance with the approved stormwater management plan and associated hydrologic analysis,

B. Submitting as-built drawings showing the final design specifications for all components of the stormwater management system as certified by a professional engineer,

C. Certifying that the landscaping is established and installed in conformance with the BMP landscaping plan, and

D. Delivering to the City of Locust Grove a signed inspection and maintenance agreement that has been recorded by the owner in the property record for all parcel(s) that make up the site.

The required certification under part (a) shall include a certification of volume, or other performance test applicable to the type of stormwater management system component, to ensure each component is functioning as designed and built according to the design specifications in the approved stormwater management plan. This certification and the required performance tests shall be performed by a qualified person and submitted to the City with the request for a final inspection. The **City of Locust Grove** shall perform a final inspection with applicant to confirm applicant has fulfilled these responsibilities.

15.36.140 Violations and Enforcement. Any violation of the approved stormwater management plan during construction, failure to submit as-built drawings, failure to submit a final BMP landscaping plan, or failure of the final inspection shall constitute and be addressed as violations of, or failures to comply with, the underlying land disturbance permit pursuant to Chapter 15.28, Chapter 16.04 or the underlying building permit pursuant to Chapter 17.04. To address a violation of this Article, the City of Locust Grove shall have all the powers and remedies that are available to it for other violations of building and land disturbance permits, including without limitation the right to issue notices and orders to ensure compliance, stop work orders, and penalties as set forth in the applicable ordinances for such permits.

15.36.150 Maintenance by Owner of Stormwater Management Systems Predating Current GSMM. For any stormwater management systems approved and built based on requirements predating the current GSMM and that is not otherwise subject to an inspection and maintenance agreement, such stormwater management systems shall be maintained by the owner so that the stormwater management systems perform as they were originally designed.

15.36.160 Inspection and Maintenance Agreements.

A. The owner shall execute an inspection and maintenance agreement with the City of Locust Grove obligating the owner to inspect, clean, maintain, and repair the stormwater management system; including vegetation in the final BMP landscaping plan. The form of the inspection and maintenance agreement shall be the form provided by the City of Locust Grove. After the inspection and maintenance agreement has been signed by the owner and the City, the owner shall promptly record such agreement at the owner's cost in the property record for all parcel(s) that make up the site.

B. The inspection and maintenance agreement shall identify by name or official title

the person(s) serving as the point of contact for carrying out the owner's obligations under the inspection and maintenance agreement. The owner shall update the point of contact from time to time as needed and upon request by the City. Upon any sale or transfer of the site, the new owner shall notify the City of Locust Grove in writing within 30 days of the name or official title of the new person(s) serving as the point of contact for the new owner. Any failure of an owner to keep the point of contact up to date shall, following 30 days' notice, constitute a failure to maintain the stormwater management system.

C. The inspection and maintenance agreement shall run with the land and bind all future successors-in-title of the site. If there is a future sale or transfer of only a portion of the site, then:

(1) The parties to such sale or transfer may enter into and record an assignment agreement designating the owner responsible for each portion of the site and associated obligations under the inspection and maintenance agreement. The parties shall record and provide written notice and a copy of such assignment agreement to the City of Locust Grove.

(2) In the absence of a recorded assignment agreement, all owners of the site shall be jointly and severally liable for all obligations under the inspection and maintenance agreement regardless of what portion of the site they own.

15.36.170 Right of Entry for Maintenance Inspections. The terms of the inspection and maintenance agreement shall provide for the City of Locust Grove's right of entry for maintenance inspections and other specified purposes.

A. Inspection programs by the city and/or its designee may be established on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include, but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in stormwater management facilities; and evaluating the condition of stormwater management facilities and practices.

B. Right-of-entry for inspection. The terms of the inspection and maintenance agreement shall provide for the city and/or its designee to enter the property at reasonable times and in a reasonable manner for the purpose of inspection. This includes the right to enter a property when it has a reasonable basis to believe that a violation of this chapter is occurring or has occurred and to enter when necessary for abatement of a public nuisance or correction of a violation of this chapter.

C. Records of installation and maintenance activities. Parties responsible for the operation and maintenance of a stormwater management facility shall make records of the installation and of all maintenance and repairs and shall retain the records for at least five years. These records shall be made available to the city and/or its designee during inspection of the facility and at other reasonable times upon request.

D. If a site was developed before the requirement to have an inspection and maintenance agreement or an inspection and maintenance agreement was for any reason not entered into, recorded, or has otherwise been invalidated or deemed insufficient, then the City of Locust Grove shall have the right to enter and make inspections pursuant to the City of Locust Grove's general provisions for property maintenance inspections pursuant to Chapter 8.12.

15.13.180 Owner's Failure to Maintain the Stormwater Management System. The terms of the inspection and maintenance agreement shall provide for what constitutes a failure to maintain a stormwater management system and the enforcement options available to the City.

E. If a responsible person fails or refuses to meet the requirements of the inspection and maintenance agreement, the city and/or its designee, after thirty days' written notice (except, that in the event the violation constitutes an immediate danger to public health or public safety, twenty-four hours' notice shall be sufficient), may correct a violation of the design standards or maintenance requirements by performing the necessary work to place the facility or practice in proper working condition. The city and/or its designee may assess the owner(s) of the facility for the cost of repair work which shall be a lien on the property, and may be placed on the ad valorum tax bill for such property and collected in the ordinary manner for such taxes.

F. If a site was developed before the requirement to have an inspection and maintenance agreement or an inspection and maintenance agreement was for any reason not entered into, recorded, or has otherwise been invalidated or deemed insufficient, then:

1. An owner's failure to maintain the stormwater management system so that it performs as it was originally designed shall constitute and be addressed as a violation of, or failure to comply with, owner's property maintenance obligations pursuant to Chapter 8/12 and
2. To address such a failure to maintain the stormwater management system, the City of Locust Grove shall have all the powers and remedies that are available to it for other violations of an owner's property maintenance obligations, including without limitation prosecution, penalties, abatement, and emergency measures.

15.36.200 - Violations, enforcement and penalties.

Any action or inaction which violates the provisions of this chapter or the requirements of an approved stormwater management plan or permit, may be subject to the enforcement actions outlined in this section. Any such action or inaction which is continuous with respect to time is deemed to be a public nuisance and may be abated by injunctive or other equitable relief. The imposition of any of the penalties described below shall not prevent such equitable relief.

A. Notice of violation. If the city and/or its designee determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan or the provisions of this chapter, it shall issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this chapter without having first secured a permit

therefor, the notice of violation shall be served on the owner or the responsible person in charge of the activity being conducted on the site.
The notice of violation shall contain:

(1) The name and address of the owner or the applicant or the responsible person;
(2) The address or other description of the site upon which the violation is occurring;
(3) A statement specifying the nature of the violation;
(4) A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater management plan or this ordinance and the date for the completion of such remedial action;
(5) A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and,
(6) A statement that the determination of violation may be appealed to the city council and/or its designee by filing a written notice of appeal within thirty days after the notice of violation (except, that in the event the violation constitutes an immediate danger to public health or public safety, twenty-four hours' notice shall be sufficient).

B. Penalties. In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed. Before taking any of the following actions or imposing any of the following penalties, the city and/or its designee shall first notify the applicant or other responsible person in writing of its intended action, and shall provide a reasonable opportunity, of not less than ten days (except, that in the event the violation constitutes an immediate danger to public health or public safety, twenty-four hours' notice shall be sufficient) to cure such violation. In the event the applicant or other responsible person fails to cure such violation after such notice and cure period, the city and/or its designee may take any one or more of the following actions or impose any one or more of the following penalties.
   (1) Stop work order - The city and/or its designee may issue a stop work order which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take the necessary remedial measures to cure such violation or violations.
   (2) Withhold certificate of occupancy - The city and/or its designee may refuse to issue a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.
   (3) Suspension, revocation or modification of permit - The city and/or its designee may suspend, revoke or modify the permit authorizing the land development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided such permit may be

reinstated (upon such conditions as the city and/or its designee may deem necessary) to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.

(4) Civil penalties - In the event the applicant or other responsible person fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within ten days, or such greater period as the city and/or its designee shall deem appropriate (except, that in the event the violation constitutes an immediate danger to public health or public safety, twenty-four hours' notice shall be sufficient) after the city and/or its designee has taken one or more of the actions described above, the city and/or its designee may impose a penalty not to exceed one thousand dollars (depending on the severity of the violation) for each day the violation remains unremedied after receipt of the notice of violation.

(5) Criminal penalties - For intentional and flagrant violations of this chapter, the city and/or its designee may issue a citation to the applicant or other responsible person, requiring such person to appear in municipal court to answer charges for such violation. Upon conviction, such person shall be punished by a fine not to exceed one thousand dollars or imprisonment for a period of up to sixty days or both. Each act of violation and each day upon which any violation shall occur shall constitute a separate offense.

C. Holds on occupation permits. Occupation permits will not be granted until corrections to all stormwater practices have been made and accepted by the city and/or its designee.

SECTION 2. Codification. This ordinance shall be codified in a manner consistent with the laws of the State of Georgia.

SECTION 3. Severability.

A. It is hereby declared to be the intention of the City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

B. It is hereby declared to be the intention of the City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other Section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the City Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other Section, paragraph, sentence, clause or phrase of Ordinance.

D. In the event that any section, paragraph, sentence, clause or phrase of this Ordinance shall for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid,

unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the Ordinance and that, to the greatest extent allowed by law, all remaining Sections, paragraphs, sentences, clauses, or phrases of the Ordinance shall remain valid, constitutional, enforceable and of full force and effect.

SECTION 4. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Locust Grove.

SO ORDAINED this 1st day of April, 2024.

_____
Vincent Williams, Mayor Pro Tem

ATTEST:

_____
Misty Spurling, City Clerk

(seal)

APPROVED TO FORM:

_____
City Attorney

Administration Department
P. O. Box 900
Locust Grove, Georgia 30248

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

Item Coversheet

Item: Resolution to Transmit Chapter 15.08 Plumbing Code Revisions

Action Item:	☒	Yes	☐	No
Public Hearing Item:	☐	Yes	☒	No
Executive Session Item:	☐	Yes	☒	No

Advertised Date: **March 2, 2024, and March 6, 2024**

Budget Item: **N/A**

Date Received: **March 14, 2024**

Workshop Date: **March 18, 2024 (Public Hearing held)**

Regular Meeting Date: **April 1, 2024**

Discussion:

Attached is a RESOLUTION (with included Ordinance for adoption once submitted to DCA) for the City to come into compliance with the Metropolitan North Georgia Water Planning District (MNGWPD) regulations on the Minimum Plumbing Code for certain appliances, fixtures and other items for better water conservation to meeting region's goals for the long term sustainability of the 15-County area. This proposed Ordinance with Local Amendments to the Minimum State Plumbing Codes will be transmitted to DCA for comments prior to adoption, tentatively scheduled for June 2024.

Recommendation:

Approve Resolution to Transmit Ordinance to DCA for review prior to adoption of the Plumbing Code Amendments.

RESOLUTION 24-04-____

RESOLUTION TO AMEND TITLE 15, CHAPTER 15.08 OF THE CODE OF ORDINANCES OF THE CITY OF LOCUST GROVE TO PROVIDE FOR LOCAL AMENDMENTS TO THE GEORGIA STATE MINIMUM STANDARD PLUMBING CODE FOR CONSISTENCEY WITH THE METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT REGULATING PLANS; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the current minimum water efficiency requirements for buildings in the City of Locust Grove's jurisdiction is the Georgia State Minimum Standard Plumbing Code ("Georgia Plumbing Code") as approved and adopted by the Georgia Department of Community Affairs ("DCA") from time to time;

WHEREAS, the ***City of Locust Grove***, like all local governments in the State of Georgia, is authorized under O.C.G.A. § 8-2-25(c) to adopt local requirements when needed that are more stringent than the Georgia Plumbing Code based on local climatic, geologic, topographic, or public safety factors;

WHEREAS, the long-term availability, reliability, and resiliency of water supplies is a critical need of the ***[Local Government]*** and water efficiency is essential to meeting this need;

WHEREAS, the "Local Amendments to Plumbing Code" are more stringent than the Georgia Plumbing Code on water efficacy because the amendments require even more efficient uses of water and provide clarifications on existing allowable practices;

WHEREAS, based on its local climatic, geologic, topographic factors included in the regional water resources plan prepared by the Metropolitan North Georgia Water Planning District ("Metro Water District"), of which the ***City of Locust Grove*** is a part, water conservation is especially important to ***Locust Grove*** and the Metro Water District;

WHEREAS, the ***City of Locust Grove*** has become aware that more water efficient technologies have become widely available at comparable prices and performance to the water efficient technologies currently required as the minimum in the Georgia Plumbing Code;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Finding.** The Mayor and City Council of the City of Locust Grove finds that, based on local climatic, geographic, topographic, and public safety factors included in the Metro Water District's plans, it is justified in adopting local water efficiency requirements more stringent that the Georgia Plumbing Code;

2. **Plumbing Code Amendments Proposed.** The City of Locust Grove is considering codifying these water efficiency requirements in local code as an amendment to Georgia Plumbing Code in the form of the Local Amendments to Plumbing Code shown in the redline in **Exhibit A**; and

3. **Transmittal to DCA.** The Mayor and Council of the City of Locust Grove is directing its staff to submit this resolution and the Local Amendments to the Plumbing Code to DCA for review and comment within 60 days as required by O.C.G.A. § 8-2-25(c)(1).

4. **Severability.** To the extent any portion of this Resolution or said Agreements declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution or said Agreements.

5. **Repeal of Conflicting Provisions.** Resolutions or agreements in conflict with this Resolution or the terms of the attached Agreements are repealed to the extent of the conflict.

6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this _____ day of _____, 2024.

_____
VINCENT WILLAIMS, MAYOR PRO TEM

ATTEST:

_____
MISTY SPURLING, CITY CLERK
(seal)

APPROVAL AS TO FORM:

_____
ANDY WELCH, City Attorney

Exhibit A – Ordinance Amendment

CHAPTER 15.08 OF TITLE 15 OF THE CODE OF ORDINANCES OF THE CITY OF LOCUST GROVE IS HEREBY AMENDMENDED BY INSERTING NEW SECTION 15.08.020 ENTITLED "GEORGIA STATE MINIMUM STANDARD PLUMBING CODE AMENDMENTS" AND INSERTING BELOW THE FOLLOWING:

15.08.020 GEORGIA STATE MINIMUM STANDARD PLUMBING CODE AMENDMENTS

A. Chapter 2, Section 202 General Definitions. Add in alphabetical order and revise, as applicable, the following definitions:

KITCHEN FAUCET OR KITCHEN FAUCET REPLACEMENT AERATOR. A kitchen faucet or kitchen faucet replacement aerator that allows a flow of no more than 1.8 gallons of water per minute at a pressure of 60 pounds per square inch and conforms to the applicable requirements in ASME A112.18.1/CSA B125.1.

LAVATORY FAUCET OR LAVATORY FAUCET REPLACEMENT AERATOR. A lavatory faucet or lavatory faucet replacement aerator that allows a flow of no more than 1.2 gallons per minute at a pressure of 60 pounds per square inch and is listed to the WaterSense High Efficiency Lavatory Faucet Specification.

LANDSCAPE IRRIGATION.

Flow sensor. An inline device in a landscape irrigation system that produces a repeatable signal proportional to flow rate.

Lawn or Landscape Irrigation system. An assembly of component parts that is permanently installed for the controlled distribution of water to irrigate landscapes such as ground cover, trees, shrubs, and other plants. Lawn and Landscape Irrigation System refer to the same system.

Master shut-off valve. An automatic valve such as a gate valve, ball valve, or butterfly valve) installed as part of the landscape irrigation system capable of being automatically closed by the WaterSense controller. When this valve is closed water will not be supplied to the landscape irrigation system.

Pressure regulating device. A device designed to maintain pressure within the landscape irrigation system at the manufacturer's recommended operating pressure and that protects against sudden spikes or drops from the water source.

Rain sensor shut-off. An electric device that detects and measures rainfall amounts and overrides the cycle of a landscape irrigation system so as to turn off such system when a predetermined amount of rain has fallen.

WaterSense irrigation controller. Is a weather-based or soil moisture-based irrigation controller labeled under the U.S. Environmental Protection Agency's WaterSense program, which includes standalone controllers, add-on devices, and plug-in devices that use current weather data as a basis for scheduling irrigation.

WaterSense spray sprinkler bodies. A sprinkler body with integral pressure regulation, generating optimal water spray and coverage labeled under the U.S. Environmental Protection Agency's WaterSense program.

SHOWER HEAD. A shower head that allows a flow of no more than the average of 2.0 gallons of water per minute at 80 pounds per square inch of pressure, is listed in the WaterSense Specification for Showerheads, and meets the US Department Definition of Energy definition of showerhead.

B. Chapter 6, Section 604.4 Maximum Flow and Water Consumption. Revise Section 604.4 to read as follows:

Consistent with the general approach taken in Georgia, these Maximum Flow and Water Consumption requirements and related definitions in Section 604.4 of the plumbing code shall apply to all plumbing systems, including those in one- and two-family dwellings. The maximum water consumption flow rates and quantities for all plumbing fixtures and fixture fittings shall be in accordance with Table 604.4.

Exceptions:

1. Blowout design water closets having a water consumption not greater than $3^1/_2$ gallons (13 L) per flushing cycle.
2. Vegetable sprays.
3. Clinical sinks having a water consumption not greater than $4^1/_2$ gallons (17 L) per flushing cycle.
4. Laundry tray sinks and service sinks.
5. Emergency showers and eye wash stations.

TABLE 604.4
MAXIMUM FLOW RATES AND CONSUMPTION FOR
PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY[b]
Lavatory faucet and replacement aerators, private	WaterSense Labeled & 1.2 gpm at 60 psi[f]
Lavatory faucet, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Showerhead[a]	WaterSense Labeled & 2.0 gpm at 80 psi[f]
Kitchen faucet and replacement aerators	1.8 gpm at 60 psi[f, g]
Urinal	0.5 gallon per flushing cycle[f]

Water closet	1.28 gallons per flushing cycle[c, d, e, f]

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m,
1 pound per square inch = 6.895 kPa.

a. A hand-held shower spray is a shower head. As point of clarification, multiple shower heads may be installed in a single shower enclosure so long as each shower head individually meets the maximum flow rate, the WaterSense requirements, and the US Department of Energy definition of showerhead. However, multiple shower heads are not recommended for water efficiency purposes.

b. Consumption tolerances shall be determined from referenced standards.

c. For flushometer valves and flushometer tanks, the average flush volume shall not exceed 1.28 gallons.

d. For single flush water closets, including gravity, pressure assisted and electro-hydraulic tank types, the average flush volume shall not exceed 1.28 gallons.

e. For dual flush water closets, the average flush volume of two reduced flushes and one full flush shall not exceed 1.28 gallons.

f. See 2014 GA Amendment to Section 301.1.2 'Waiver from requirements of high efficiency plumbing fixtures'.

g. Kitchen faucets are permitted to temporarily increase the flow above the maximum rate, but not to exceed 2.2 gpm (8.3 L/m) at 60 psi (414 kPa) and must revert to a maximum flow rate of 1.8 gpm (6.8 L/m) at 60 psi (414 kPa) upon valve closure.

604.4.1 Clothes Washers. Residential clothes washers shall be in accordance with the Energy Star program requirements.

604.4.2 Cooling Tower Water Efficiency.

604.4.2.1 Once-Through Cooling. Once-through cooling using potable water is prohibited.

604.4.2.2 Cooling Towers and Evaporative Coolers. Cooling towers and evaporative coolers shall be equipped with makeup water and blow down meters, conductivity controllers and overflow alarms. Cooling towers shall be equipped with efficiency drift eliminators that achieve drift reduction to 0.002 percent of the circulated water volume for counterflow towers and 0.005 percent for crossflow towers.

604.4.2.3 Cooling Tower Makeup Water. Water used for air conditioning, cooling towers shall not be discharged where the hardness of the basin water is less than 1500 mg/L. **Exception:** Where any of the following conditions of the basin water are present: total suspended solids exceed 25 ppm, $CaCO_3$ exceeds 600 ppm, chlorides exceed 250 ppm, sulfates exceed 250 ppm, or silica exceeds 150 ppm.

604.4.3 Landscape Irrigation System Efficiency Requirements. The requirements in Section 604.4.3 apply to all new landscape irrigation systems connected to the public water system except those (a) used for agricultural operations as defined in the Official Code of Georgia Section 1-3-3, (b) used for golf courses, and (c) dependent upon a nonpublic water source. Nothing in this Code or this Section 604.4.3 is intended to require that landscape irrigation systems must be installed at all premises. The landscape irrigation efficiency requirements in this Section 604.4.3 apply only when someone voluntarily chooses, or is otherwise required by some requirement beyond this Code, to install a landscape irrigation system on premises.

604.4.3.1 Avoiding Water Waste Through Design. All new landscape irrigation systems shall adhere to the following design standards:

1. Pop-up type sprinkler heads shall pop-up to a height above vegetation level of not less than four (4) inches above the soil level when emitting water.
2. Pop-up spray heads or rotary sprinkler heads must direct flow away from any adjacent surfaces and must not be installed closer than four inches from impervious surfaces.
3. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or by other means that produces no overspray or runoff.
4. Narrow or irregular shaped landscaped areas, less than four (4) feet in any direction across opposing boundaries shall not be irrigated by any irrigation emission device except sub-surface or low flow emitters with flow rates not to exceed 6.3 gallons per hour.

604.4.3.2 Landscape Irrigation System Required Components. All new landscape irrigation systems shall include the following components:

1. A rain sensor shut-off installed in an area that is unobstructed by trees, roof over hangs, or anything else that might block rain from triggering the rain sensor shutoff.
2. A master shut-off valve for each controller installed as close as possible to the point of connection of the water but downstream of the backflow prevention assembly.
3. Pressure-regulating devices such as valve pressure regulators, sprinkler head pressure regulators, inline pressure regulators, WaterSense spray sprinkler bodies, or other devices shall be installed as needed to achieve the manufacturer's recommended pressure range at the emission devices for optimal performance.
4. Except for landscape irrigation systems serving a single-family home, all other systems must also include:
   (a) a WaterSense irrigation controller; and
   (b) at least one flow sensor, which must be installed at or near the supply point of the landscape irrigation system and shall interface with the control system, that when connected to the WaterSense controller will detect and report high flow conditions to such controller and automatically shut master valves. The flow sensor serves to aid in detecting leaks or abnormal flow conditions by suspending irrigation. High flow conditions should be consistent with manufacturers' recommendations and specifications.

C. Chapter 13 NONPOTABLE WATER SYSTEMS, Section 1304 Reclaimed Water Systems. Revise Section 1304.3.2 to read as follows:

1304.3.2 Connections to water supply. Reclaimed water provided from a reclaimed wastewater treatment system permitted by the Environmental Protection Division may be used to supply water closets, urinals, trap primers for floor drains and floor sinks, water features and other uses

approved by the Authority Having Jurisdiction, in motels, hotels, apartment and condominium buildings, and commercial, industrial, and institutional buildings, where the individual guest or occupant does not have access to plumbing. Also, other systems that may use a lesser quality of water than potable water such as water chillers, carwashes or an industrial process may be supplied with reclaimed water provided from a reclaimed wastewater treatment facility permitted by the Environmental Protection Division. The use of reclaimed water sourced from any new private reclaimed wastewater treatment system for outdoor irrigation shall be limited to golf courses and agriculture operations as defined in the Official Code of Georgia Section 1-3-3, and such reclaimed water shall not be approved for use for irrigating any other outdoor landscape such as ground cover, tree, shrubs, or other plants. These limitations do not apply to reclaimed water sourced from existing private reclaimed water systems or from existing or new, governmentally-owned reclaimed wastewater treatment systems.

D. Appendix E, Section E101.1.2. Revise Section E.101.1.2 to read as follows:

Because of the variable conditions encountered in hydraulic design, it is impractical to specify definite and detailed rules for sizing of the water piping system. Accordingly, other sizing or design methods conforming to good engineering practice standards are acceptable alternatives to those presented herein. Without limiting the foregoing, such acceptable design methods may include for multi-family buildings the Peak Water Demand Calculator from the IAPMO/ANSI 2020 Water Efficiency and Sanitation Standard for the Built Environment, which accounts for the demands of water-conserving plumbing fixtures, fixture fittings, and appliances. If future versions of the Peak Water Demand Calculator including other building types, such as commercial, such updated version shall be an acceptable design method.

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

Item Coversheet

Item: **An Ordinance to approve the final plat for Oak Ridge Meadows Subdivision, a single-family residential subdivision – located on Locust Grove-Griffin Road.**

Action Item:	☒	**Yes**	☐	**No**
Public Hearing Item:	☐	**Yes**	☒	**No**
Executive Session Item:	☐	**Yes**	☒	**No**

Advertised Date: **N/A**

Budget Item: **No**

Date Received: **March 05, 2024**

Workshop Date: **March 18, 2024**

Regular Meeting Date: **April 01, 2024**

Discussion:

D.R. Horton, Inc of Conyers, GA requests approval of the final plat for Oak Ridge Meadows Subdivision, located on Locust Grove-Griffin Road (Parcel ID 130-01017000). The general concept is 126 single-family residential lots.

Applicant/Developer:
River Oaks Land, LLC
P.O. Box 1796
Monroe, GA 30655

Project Data:

- **Location = Locust Grove-Griffin Road**
- **Gross Acreage = 46.85 acres**
- **Property zoning = PR-5 (Active Adult Planned Residential District)**
- **Lot Count = 126**
- **Open Space = 34.94 Acres**
- **Minimum Lot Size = 6,600 sq. ft.**
- **Minimum Lot Width = 62 ft.**
- **Minimum House Size = 1,750 sq. ft. heated minimum for single story 2,200 heated minimum for multi-story**
- **Setbacks:**
  - **Front = 25'**
  - **Side = 10'**
  - **Rear = 20'**

Applicable Zoning Conditions from Locust Grove Station PODs A-G approved written narrative.

Recommendation:
Staff recommend APPROVAL of the Oak Ridge Meadows subdivision final plat.

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

Item Coversheet

Item: **A Resolution to award the bid for services to upgrade the audio/visual system in the Council Chambers / Courtroom.**

Action Item:	☑	**Yes**	☐	**No**
Public Hearing Item:	☐	**Yes**	☑	**No**
Executive Session Item:	☐	**Yes**	☑	**No**

Budget Item: **Development Impact Fees (Police)/ Building & Grounds**

Date Received: **March 20, 2024**

Workshop Date: **N/A**

Regular Meeting Date: **April 1, 2024**

Discussion:

Earlier this year, Staff requested bids from three audio/visual companies to upgrade the existing system in the Council Chambers/Courtroom. Two companies came forward to meet with Staff onsite to discuss the best options to improve our situation. Staff received two formal responses which were reviewed internally and then second interviews were conducted with the proposers to clarify questions that arose during the internal review process.

After factoring in Client Care options, Stan Mobley, with S&L Integrated Systems, LLC., was determined to be the lowest responsive bidder with a bid amount of **$88,712.25** which includes three (3) years of Client Care. A detailed breakdown of the proposed upgrade is included in the attached exhibit.

Recommendation:

Staff recommends awarding the bid to:
S&L Integrated Systems, LLC., of Thomasville, GA in the amount of $88,712.25.

RESOLUTION NO. _____

RESOLUTION TO AWARD THE BID FOR UPDATING THE AUDIO/VISUAL EQUIPMENT IN THE COUNCIL CHAMBERS/COURTROOM ("IMPROVEMENT"); TO AUTHORIZE THE MAYOR PRO TEM, THE CITY MANAGER AND THE ASSISTANT CITY MANAGER TO ENGAGE IN THE NECESSARY STEPS TO EFFECTUATE THIS IMPROVEMENT; TO AUTHORIZE THE CITY ATTORNEY TO REVIEW ANY AND ALL DOCUMENTS RELATED TO THIS IMPROVEMENT PROJECT; TO AUTHORIZE THE CITY CLERK TO ATTEST ANY AND ALL SIGNATURES RELATED TO SAID IMPROVEMENT PROJECT; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

W I T N E S S E T H:

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

WHEREAS, the City sought bids from qualified vendors upgrade the existing audio/visual system in the Council Chambers / Court Room; and,

WHEREAS, the lowest responsive bidder is S&L Integrated Systems, LLC., of Thomasville, Georgia ("Contractor"); and,

WHEREAS, the Contractor, appears to have the necessary financial and technical ability to complete the Improvement as described in the proposal attached hereto as **Exhibit A**; and,

WHEREAS, the Mayor Pro Tem and Council have determined that the need for the Improvement is in the best interests of the City for the public good and general welfare, trade, commerce, industry and employment opportunities within the city and the state of Georgia,

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

1. **Acceptance of Bid.** The Mayor Pro Tem and the City Council, hereby awards the bid to S&L Integrated Systems, LLC., in the amount of $88,712.25 for the Improvement described in the attached **Exhibit "A"**.

2. **Approval of Execution.** The Mayor Pro Tem, City Manager and Assistant City Manager are hereby authorized to execute all necessary documentation to effectuate this Resolution.

3. **Documents.** The City Clerk is authorized to execute, attest to, and seal any document which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney and approval of contract by the Mayor Pro Tem and City Council.

4. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.

5. **Repeal of Conflicting Provisions.** All City Resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 1st day of April, 2024.

_____
Vincent Williams, Mayor Pro Tem

ATTEST:

_____
Misty Spurling, City Clerk

APPROVED AS TO FORM:

_____
City Attorney

(seal)

EXHIBIT A

City of Locust Grove

3640 Hwy 42

PO Box 900

Locust Grove, GA 30248 USA

AV Upgrades for Council Chambers

Presented To:

Proposal #: 15169

Printed on 2-15-2024

S&L Integrated

AUDIO VIDEO LIGHTING

WHY S&L INTEGRATED

At S&L, we strive to design and develop intelligent but easy-to-use audio visual systems to enhance our clients' lives and workplaces.

What We Do

We provide state-of-the-art audiovisual technology tailored to your specific needs. Our team of experts assists you in selecting the perfect technology solutions. We handle the installation and setup, ensuring a hassle-free experience for users. S&L also offers training and ongoing support to help you maximize the potential of your new technology.

Who We Are

At S&L, we are dedicated to providing exceptional audiovisual integration solutions. Our team of experts has years of experience in the industry and is passionate about delivering customized solutions that meet your unique needs and budget. With a focus on quality, reliability, and customer satisfaction, we work closely with our clients to design, install, and support cutting-edge audiovisual systems.

ONE TEAM

We work together to achieve inspiring results.

ONE VISION

We meet or exceed every Client's expectations.

ONE BUTTON

We develop simplified communications solutions for every Client.

S&L Integrated

AUDIO VIDEO LIGHTING

PROJECT WORKFLOW

CUSTOMER SIGN OFF

After the contract is signed, the customer provides an initial deposit, if required.

PROJECT KICK OFF

Transition from Sales to Technical Services. Details of the job scope are discussed and a timeline is created.

PLANNING, ORDERING, AND ENGINEERING

The Project Manager schedules a Tech Team for the job and the Purchasing Department orders materials. Engineering reviews and tests the system design.

INSTALLATION

Technicians arrive on the job site and complete the scope of work.

COMMISSIONING AND TRAINING

Final check to ensure the system is functioning properly. An S&L Trainer teaches the customer how to operate the system.

WARRANTIES AND SERVICE

S&L provides a Standard Warranty on labor and installation. We also offer an extended service agreement called Client Care.

S&L Integrated

AUDIO VIDEO LIGHTING

S&L SERVICE CONTRACTS

CLIENT CARE

Client Care is offered as a value-added service to ensure the protection and maintenance of your AV systems. Keeping your system operating efficiently is important to your organization. Providing you with that peace of mind is our goal. Client Care includes coverage for unlimited service calls, repairs, warranty support, equipment replacement discounts, and remote monitoring.

REMOTE MONITORING

Remote Monitoring is offered as a feature of Client Care or by itself. Automated Remote Monitoring allows us to receive alerts from your AV system when problems occur and easily maintain and monitor the system remotely. This allows us to be proactive in learning about issues and resolving them.

ADD-ON FEATURES

Preventative Maintenance

An on-site visit to inspect, clean, and perform routine maintenance tasks to ensure that the equipment is functioning properly and prevent major malfunctions or breakdowns.

Emergency Response

Immediate technical support in the event of a critical malfunction or failure of AV equipment.

This project is for updating A/V the council chambers for the City of Locust Grove.

Council Chambers

Installation

- (1) All in One video wall display 120"
- (1) Video over IP decoder mounted behind the display
- (1) Video over IP encoder mounted in the podium floor box
- (1) Video over IP encoder mounted in the attorney floor box
- (1) Video over IP encoder mounted under the council's table
- (1) Video over IP decoder mounted under the council's table
- (1) Video distribution amplifier mounted under the council's table connected to council's monitors
- (1) Audio DSP mounted in existing rack connected to existing amplifier
  - existing speakers will be reused
  - existing microphones will be reused
- (1) 7" touch panel at the council's desk
- (7) Desktop mounted mini speakers
- (3) PTZ cameras mounted on the wall at existing camera locations
- (1) EasyIP mixer mounted at table for streaming and video conferencing
  - Reuse existing Epiphan Pearl Nano for streaming
- (1) PoE network switch mounted in the rack

Removal

- Existing video wall display
- Video transmitter and receivers
- IP cameras
- Audio mixer
- Under table Speaker
- Control component

Assumptions

- Price assumes client IT staff will allow remote management protocols to be present on the network
- Price assumes power and data at required locations will be provided by others
- Price assumes work will take place between the hours of 8AM and 5PM Monday through Friday excluding federal holidays
- Price assumes supporting structure can handle load of all equipment (including ceiling joists, walls, etc.)
- Price assumes any modification to supporting structure will be provided by others
- Price assumes unescorted physical access devices (keys, key cards, etc.) for site and any room or space will provided by the client prior to installation
- Price assumes temporary or long-term parking for loading and unloading equipment is available during installation
- Price assumes finish surface repair (ceiling tiles, hard ceilings, wall coverings, floor coverings) will be provided by others
- Price assumes cable pathways between device locations exist or can be easily created without additional material - if this is not the case price assumes pathways will be provided by others
- Price assumes any owner furnished equipment is in proper working order and will be supplied by the customer prior to installation

S&I Integrated

Quote Details

PURCHASED EQUIPMENT

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
COUNCIL ROOM					
VIDEO WALL					
	MaxHub	120" Integrated LED video Wall	1.00	$21,773.13	$21,773.13
DuetD-5_VIS	Visionary Solutions	A/V Decoder, 4K60 4:4:4 UHD over IP cinema quality ultra-low latency visually lossless switch matrix	1.00	$1,342.50	$1,342.50
				VIDEO WALL SUBTOTAL	**$23,115.63**
RACK					
CORE 110f-v2_QSC	QSC	Unified Core with 24 local audio I/O channels, 128x128 total network I/O channels with 8x8 Software-	1.00	$3,789.00	$3,789.00
SLQUD-110-P_QSC	QSC	Q-SYS Core 110 UCI Deployment Software License, Perpetual.	1.00	$211.50	$211.50
SLQSE-110-P_QSC	QSC	Q-SYS Core 110 Scripting Engine Software License, Perpetual.	1.00	$418.50	$418.50
				RACK SUBTOTAL	**$4,419.00**
TABLE					
TSC-710t-G3_QSC	QSC	Table top mounting accessory for TSC-70-G3 and TSC-101 -G3.	1.00	$409.50	$409.50
TSC-70-G3_QSC	QSC	Q-SYS 7 PoE Touch Screen Controller for In-Wall Mounting. Color - Black only	1.00	$1,714.50	$1,714.50
999-60320-000_VDDO	VADDIO	EasyIP Mixer System Global	1.00	$2,810.58	$2,810.58
AC-DA18-AUHD-GEN2_AVP	AV Pro	HDMI 1x8 18 GBPS Splitter w/HDR & EDID Mgmt, Audio De-embedding (Full HDR, 4K60 4:4:4); EDID Managem	1.00	$592.35	$592.35
D-PSP1_RDDL	Radio Design Labs	Decora-Style Active Loudspeaker - White - User Level Adjust	7.00	$250.80	$1,755.60
DC-1W_RDDL	Radio Design Labs	Single Desktop or Wall Mounted Chassis for Decora Remote Controls and Panels - white	7.00	$72.48	$507.36
DC-F_RDDL	Radio Design Labs	Desktop Chassis Foot Kit for DC Series Desktop Chassis	7.00	$23.25	$162.75
QIO-L4o_QSC	QSC	Q-SYS peripheral providing 4 line outputs. Up to 4 devices daisy-chainable. 1U-1/4W, powered over Et	2.00	$504.00	$1,008.00
QIO-ML4i_QSC	QSC	Q-SYS peripheral providing 4 mic/line inputs. Up to 4 devices daisy-chainable. 1U-1/4W, powered over	2.00	$657.00	$1,314.00
QIO-RMK_QSC	QSC	Rack mount tray and blanking panels to mount up to four QIO units in a 1U 19" standard rack format.	1.00	$166.50	$166.50
DuetE-5_VIS	Visionary Solutions	A/V Encoder, 4K60 4:4:4 UHD over IP cinema quality ultra-low latency visually lossless switch matrix	1.00	$1,342.50	$1,342.50
DuetD-5_VIS	Visionary Solutions	A/V Decoder, 4K60 4:4:4 UHD over IP cinema quality ultra-low latency visually lossless switch matrix	1.00	$1,342.50	$1,342.50
CG50185_C2G	C2G	12ft/3.6M Premium High Speed HDMI Cable	2.00	$27.90	$55.80
CG50184_C2G	C2G	10ft/3M Premium High Speed HDMI Cable	2.00	$23.21	$46.42
CG50182_C2G	C2G	6ft/1.8M Premium High Speed HDMI Cable	6.00	$18.65	$111.90
SRWALLBRKT2U_TRPLT	TRIPP LITE	SMARTRACK VERTICAL WALL-MOUNT RACK BRACKET, 2U	2.00	$57.79	$115.58
RLNK-215_MDLA	Middle Atlantic	15A,2 OUT,IP CTRL POWER	1.00	$236.25	$236.25
CG26889_C2G	C2G	6ft/1.8m USB-C to HDMI A/V Adapter Cable	1.00	$34.88	$34.88
				TABLE SUBTOTAL	**$13,726.97**
WALL					
999-30200-000W_VDDO	VADDIO	EasyIP 10 Camera White	3.00	$3,620.87	$10,862.61
				WALL SUBTOTAL	**$10,862.61**
PODIUM FLOOR BOX					
HD-EXT4-C-W_SYSTEM_CRST	Crestron	4K HDMI over HDBaseT Extender w/Analog Audio, White	1.00	$825.00	$825.00
				PODIUM FLOOR BOX SUBTOTAL	**$825.00**

S&L Integrated

COUNCIL ROOM					
ATTORNEY FLOOR BOX					
HD-EXT4-C-W_SYSTEM_CRST	Crestron	4K HDMI over HDBaseT Extender w/Analog Audio, White	1.00	$825.00	$825.00
				ATTORNEY FLOOR BOX SUBTOTAL	**$825.00**
				COUNCIL ROOM SUBTOTAL	**$53,774.21**
MDF					
RACK					
GSM4230PX-100NAS_NTGR	Netgear	NETGEAR AV Line M4250-26G4XF-PoE+ 24x1G PoE+ 480W 2x1G and 4xSFP+ Managed Switch	1.00	$2,046.00	$2,046.00
DuetE-5_VIS	Visionary Solutions	A/V Encoder, 4K60 4:4:4 UHD over IP cinema quality ultra-low latency visually lossless switch matrix	1.00	$1,342.50	$1,342.50
SLI-NUCLEUS-LITE	S&L Integrated	Nucleus-Lite: Router/Domotz only	1.00	$754.50	$754.50
RLNK-915R_MDLA	Middle Atlantic	15A,9 OUT,IP CTRL POWER	1.00	$398.25	$398.25
				RACK SUBTOTAL	**$4,541.25**
				MDF SUBTOTAL	**$4,541.25**
OTHER ITEMS					
PROFESSIONAL SERVICES					
DESIGN	S&L	Design	8.00	$155.00	$1,240.00
PROJMGMT	S&L	Project Management	6.00	$135.00	$810.00
PROGRAM	S&L	Programming	24.00	$170.00	$4,080.00
INSTALLATION	S&L	Installation	64.00	$120.00	$7,680.00
COMMISSIONING	S&L	Commissioning	6.00	$155.00	$930.00
TRAINING	S&L	Training	3.00	$130.00	$390.00
MISC-EXPENSE	S&L	Miscellaneous Expense	1.00	$1,705.37	$1,705.37
DOCUMENT	S&L	Documentation	22.00	$75.00	$1,650.00
FREIGHT	S&L	Freight	1.00	$2,273.82	$2,273.82
TRAVEL	S&L	Travel Time	1.00	$1,963.39	$1,963.39
				PROFESSIONAL SERVICES SUBTOTAL	**$22,722.58**
				OTHER ITEMS SUBTOTAL	**$22,722.58**
				QUOTE SUBTOTAL	**$81,038.04**

CLIENT CARE

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
WARRANTY	S&L Integrated	90 Day Workmanship Warranty	1.00	$0.01	$0.01
SLI-1YRCC	S&L Integrated	1 Year Client Care	1.00	$2,558.06	$2,558.06
				TOTAL CLIENT CARE	**$2,558.07**

All applicable sales tax extra.

+ 2 5%

88,712.79

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

Item Coversheet

Item: **A Resolution to select new playground equipment to replace existing damaged equipment behind City Hall.**

Action Item:	☑	**Yes**	☐	**No**
Public Hearing Item:	☐	**Yes**	☑	**No**
Executive Session Item:	☐	**Yes**	☑	**No**

Budget Item: **Park/Recreation Equipment**

Date Received: **March 19, 2024**

Workshop Date: **N/A**

Regular Meeting Date: **April 1, 2024**

Discussion:

The existing playground equipment behind City Hall is in need of replacement. After an onsite consultation, Staff received the attached concept plan from PlaySouth Playground Creators for consideration. PlaySouth provided the playground equipment currently in use in Chase Maddox Park.

The proposal includes:
Play structure (main item in the exhibit), includes separate swing set structure
Plastic borders and ramp to enclose the site
Playground mulch
Shipping and installation*

*Public Works will provide demolition and grading services for this equipment replacement.

Recommendation:

Staff recommends upgrading the existing City Hall playground equipment to the structures provided by PlaySouth Playground Creators in the amount of $59,784.00.

RESOLUTION NO. _____

RESOLUTION TO SELECT NEW PLAYGROUND EQUIPMENT TO REPLACE EXISTING DAMAGED EQUIPMENT BEHIND CITY HALL ("IMPROVEMENT"); TO AUTHORIZE THE MAYOR PRO TEM, THE CITY MANAGER AND THE ASSISTANT CITY MANAGER TO ENGAGE IN THE NECESSARY STEPS TO EFFECTUATE THIS IMPROVEMENT; TO AUTHORIZE THE CITY ATTORNEY TO REVIEW ANY AND ALL DOCUMENTS RELATED TO THIS IMPROVEMENT PROJECT; TO AUTHORIZE THE CITY CLERK TO ATTEST ANY AND ALL SIGNATURES RELATED TO SAID IMPROVEMENT PROJECT; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

W I T N E S S E T H:

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

WHEREAS, approximately thirty years ago, the Locust Grove Optimist Club donated funds that were used to provide the existing playground equipment located behind City Hall; and,

WHEREAS, due to exposure to the elements, the existing playground equipment is in need of replacement; and,

WHEREAS, the City received a consultation from PlaySouth Playground Creators ("Consultant") for a new set of playground equipment on December 18, 2023; and,

WHEREAS, the City received a proposal from the Consultant to replace the existing playground equipment with equipment illustrated in **Exhibit A**; and,

WHEREAS, the Contractor, appears to have the necessary financial and technical ability to complete the Improvement; and,

WHEREAS, the Mayor Pro Tem and Council have determined that the need for the Improvement is in the best interests of the City for the public good and general welfare, trade, commerce, industry and employment opportunities within the city and the state of Georgia,

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

1. **Acceptance of Proposal.** The Mayor Pro Tem and the City Council, hereby accepts the proposal from PlaySouth Playground Creators, in the amount of $59,784.00 for the Improvement described in the attached **Exhibit "A"**.

2. **Approval of Execution.** The Mayor Pro Tem, City Manager and Assistant City Manager are hereby authorized to execute all necessary documentation to effectuate this Resolution.

3. **Documents.** The City Clerk is authorized to execute, attest to, and seal any document which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney and approval of contract by the Mayor Pro Tem and City Council.

4. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.

5. **Repeal of Conflicting Provisions.** All City Resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 1st day of April, 2024.

_____
Vincent Williams, Mayor Pro Tem

ATTEST:

_____
Misty Spurling, City Clerk

APPROVED AS TO FORM:

_____
City Attorney

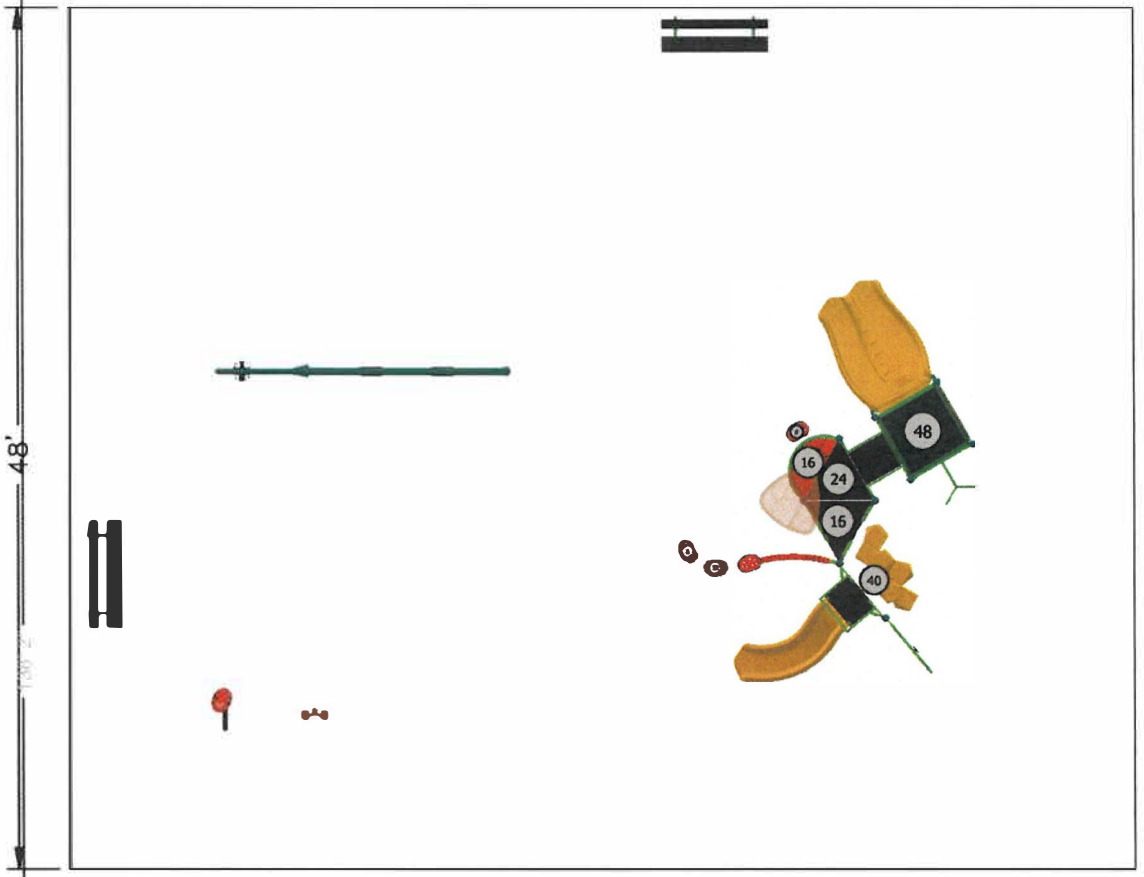
(seal)

EXHIBIT A


LOCUST GROVE CITY HALL
PLAY
BCIBUR
CREATORS

SERIES Burke Basics | Nucleus | Intensity

SITE PLAN VIEW



AREA: 2,880 SQ. FT.

NOTE: ALTHOUGH ALL ATTEMPTS HAVE BEEN MADE TO PROVIDE AN ACCURATE SITE IT MAY NOT TRULY REPRESENT THE AREA WHERE THIS STRUCTURE IS TO BE PLACED.

GROUP:
NU-3245|Freestanding

DESIGNED FOR AGES:
2 to 12

Locust Grove City Hall
Locust Grove, GA 30248

Burke
PLAY THAT MOVES YOU

01/31/2024

PlaySouth Playground Creators
132-178612-2
Designer: Denise Stalinger

OVERALL BOUNDING OF USE ZONES
Area: 21419 sq.ft.
Perimeter: 586.4 ft.
STRUCTURE SIZE: 68' 2"x155' 1"
POST SIZE(S):

**The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

PLAYGROUND ACCESSIBILITY (Provided/Required)

TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
14	4 / 2	4 / 0	0 / 0	11 / 1	5 / 1

The use and layout of play components identified in this plan conform to the CPSC guildelines. U.S. CPSC recommends the separation of age groups in playground layouts.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCIBURKE.COM

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

Item Coversheet

Item: A Resolution to accept the Wolf Creek Stream Assessment report with recommendations from WSP.

Action Item:	☑	**Yes**	☐	**No**
Public Hearing Item:	☐	**Yes**	☑	**No**
Executive Session Item:	☐	**Yes**	☑	**No**
Budget Item:	**Stormwater**			
Date Received:	**March 18, 2024**			
Workshop Date:	**N/A**			
Regular Meeting Date:	**April 1, 2024**			

Discussion:

The City has identified approximately 300 linear feet of streambank along Wolf Creek at the Grove Road crossing that is in need of stabilization due to the cumulative effects of erosion caused by upstream developments. Portions of the unstable streambank lie in close proximity to single-family dwellings that may become compromised if steps are not taken to stabilize the banks.

WSP, the City's on-call engineering firm, has provided a written report containing recommendations for restoring the Wolf Creek stream bank where erosion has destabilized the embankment.

The *Wolf Creek Stream Assessment* is attached hereto for your review. Three alternatives are provided in this report including:

Targeted stabilization – a method to stabilize areas identified as being in need of support with riprap with minimal disturbance to healthy mature vegetation and areas already stabilized through natural processes. This alternative is recommended and comes with an estimated price in the range of $40,000 to $70,000 depending on engineering, design and permitting costs. And an additional $37,000 to $52,000 for construction costs. Total estimated costs are not expected to exceed $122,000 and may be as low as $77,000.

Riparian restoration – a minimalistic method that focuses on stabilizing the buffer in a way that prevents future erosion by stabilizing the remaining riparian buffer with no additional armoring. Since an ACOE Section 404 is likely not needed in this instance, engineering, design and permitting costs are expected to fall in the range of $30,000 with an additional $15,000 in construction costs. Total estimated cost is approximately $45,000.

Channel Reconstruction – construction will recreate the pre-development channel structure. Significant land disturbance activities will occur in the stream channel at a cost of over $550,000 once the engineering, design, permitting and construction are factored in.

Upon approval of the preferred Alternative, Staff will direct WSP to begin preparing the necessary engineering plans for stabilization and permitting.

Recommendation:

Staff recommends acceptance of the Report and concurs with the Consultant's recommendation that Alternative 1 be deployed as the best means for stabilizing the stream bank in both the short and long terms for a total cost not to exceed $122,000.

RESOLUTION NO. _____

RESOLUTION TO ACCEPT THE *WOLF CREEK STREAM ASSESSMENT* REPORT WITH RECOMMENDATIONS TO STABILIZE A SECTION OF STREAM BANK DAMAGED BY EROSION ("IMPROVEMENT"); TO AUTHORIZE THE MAYOR PRO TEM, THE CITY MANAGER AND THE ASSISTANT CITY MANAGER TO ENGAGE IN THE NECESSARY STEPS TO EFFECTUATE THIS IMPROVEMENT; TO AUTHORIZE THE CITY ATTORNEY TO REVIEW ANY AND ALL DOCUMENTS RELATED TO THIS IMPROVEMENT PROJECT; TO AUTHORIZE THE CITY CLERK TO ATTEST ANY AND ALL SIGNATURES RELATED TO SAID IMPROVEMENT PROJECT; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

W I T N E S S E T H:

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

WHEREAS, the City identified approximately 300 linear feet of streambank along Wolf Creek near the intersection with Grove Road that is in need of stream bank stabilization due to the cumulative effects of erosion; and,

WHEREAS, the City Council instructed the City's On-Call Engineer, WSP USA Environment & Infrastructure, Inc. ("WSP") to provide an assessment and recommendations for stabilizing the stream bank under Resolution 23-12-098, approved on December 4, 2023; and,

WHEREAS, WSP made several trips to gather data and study the affected stream bank area which became part of the Wolf Creek Stream Assessment ("Report") that is attached hereto as **Exhibit A**; and,

WHEREAS, the Report identifies three (3) alternatives for stabilizing the stream bank of which Alternative 1 is their final recommendation; and,

WHEREAS, in order to effectuate Alternative 1, WSP estimates design, engineering and permitting costs to be in the range of $40,000 to $70,000 and construction costs to lie in the range of $37,000 to $52,000 for a total maximum expenditure not to exceed $122,000; and,

WHEREAS, the Mayor Pro Tem and Council have determined that the need for the Improvement is in the best interests of the City for the public good and general welfare, trade, commerce, industry and employment opportunities within the city and the state of Georgia,

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

1. **Acceptance of Report and Recommendation.** The Mayor Pro Tem and the City Council, hereby accept the Report prepared by WSP and authorize Staff to execute the stabilization plan described in Alternative 1 of said Report described in **Exhibit A** for an amount not to exceed $122,000.

2. **Approval of Execution.** The Mayor Pro Tem, City Manager and Assistant City Manager are hereby authorized to execute all necessary documentation to effectuate this Resolution.

3. **Documents.** The City Clerk is authorized to execute, attest to, and seal any document which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney and approval of contract by the Mayor Pro Tem and City Council.

4. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.

5. **Repeal of Conflicting Provisions.** All City Resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 1st day of April, 2024.

_____
Vincent Williams, Mayor Pro Tem

ATTEST:

_____
Misty Spurling, City Clerk

APPROVED AS TO FORM:

_____
City Attorney

(seal)

EXHIBIT A

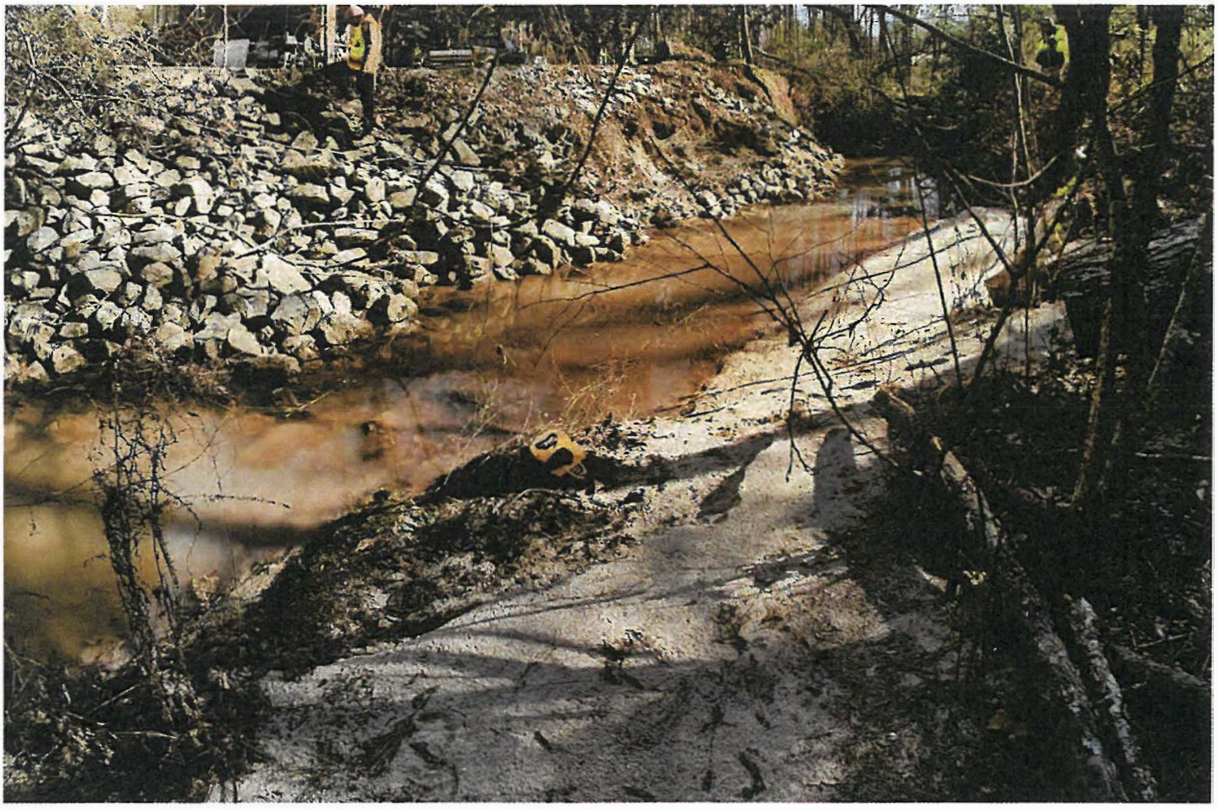
CITY OF LOCUST GROVE

WOLF CREEK STREAM ASSESSMENT

WORK ORDER NUMBER: 2023-002

MARCH 15, 2024

WSP REF: 1405920.009:



WSP USA Inc.
5170 Peachtree Rd, Building 100, Suite 300
Atlanta, Georgia 30341

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TABLES

FIGURES

APPENDICES

1 INTRODUCTION

The reach of Wolf Creek downstream of Grove Road between 230 and 262 Grove Road has experienced excessive erosion due to urbanization in the watershed. The City of Locust Grove and the property owner are concerned that the erosion is on-going and may encroach further onto the adjacent properties. Some stabilization measures have been attempted in the past, but these measures have been found to be ineffective and failing. Additionally, stream channel erosion can be a contributing source of suspended solids in waterways which can have a significant impact on water quality.

The strategy for implementing effective stream bank stabilization measures is to understand the cause of the erosion, predict the shape and extent of a naturally stable cross-section, and construct that section to the extent feasible, integrating and reestablishing the riparian vegetation. With this goal in mind, WSP has visited the site on January 18, 2024 and prepared this report with the purpose of documenting the extent and severity of erosion, evaluating the potential causes of erosion and developing concept-level stabilization alternatives.

Refer to the exhibits at the end of this report for references to feature location and stream stationing. All references to left and right, and cross-sectional plots are relative to an observer looking downstream. River stationing is referenced in feet downstream from Grove Road.

2 HISTORICAL PERSPECTIVE

2.1 WATERSHED DEVELOPMENT

The two most common drivers for stream channel erosion are a changing flow regime (increasing the magnitude and volume of storm flows) and the loss of riparian vegetation destabilizing the stream bank. An examination of the contributing watershed has shown both drivers to be present at Wolf Creek. The following timeline of watershed development is based on historic aerial photographs:

- Prior to 1951: the watercourse at the project site was fully wooded and the properties at 262 and 230 Grove Road were undeveloped. Grove Road and the crossing culvert existed at the time, but Skyland Lake did not yet exist. The watershed was approximately 50% wooded and 50% cleared agricultural.
- 1962 to 1971: Properties at 262 and 230 Grove Road were cleared up to the stream channel and homes built. Skyland Dam was constructed in 1970.
- 1971 to 1999: Little change in the development of the watershed and at properties bordering the project reach.
- 2004 to 2010: Development of the watershed begun in the early 2000s. Roughly 20 to 30 new homes were constructed in the watershed by 2010.
- 2010 to 2018: Development in the watershed accelerated with new neighborhoods being established in what was previously agricultural areas.
- 2018 to 2023: The majority of current development occurred between 2018 and 2023. By the end of 2023 the watershed was mostly built out with 0.25-acre residential lots.

Prior to 2000, development in the watershed was limited to large-lot homes along the major thoroughfares US-23 and Peeksville Road. After 2000, medium density residential development began, and with it the flow regime in Wolf Creek changed. Figure 1 depicts the extent and rate of watershed development measured as the percent of the watershed with impervious cover (roads and buildings) between 2000 and 2023. The percent of impervious area in the watershed is directly related to stream discharge, including the channel forming discharge.

The channel forming (or bankfull) discharge is the event which is most effective at shaping the stream channel; it has high enough magnitude and volume to cause real change in the stream channel and occurs with sufficient frequency to be a driving force for stream morphology. The channel forming discharge is typically the 1- to 2-year return period flow rate. As shown in Figure 1, The channel forming discharge in Wolf Creek may have increased by as much as 50% over the last 2 decades driven by the development in the watershed.

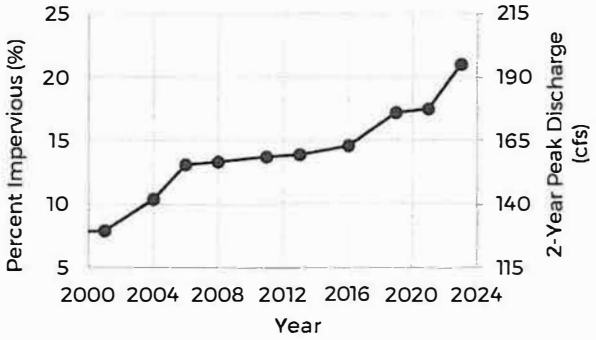


Figure 1 Extent and Rate of Watershed Development and Flow Regime Change

2.2 CHANNEL EVOLUTION

WSP concludes that Wolf Creek underwent a typical stream evolution process over the last 20 years in response to the sudden increase in the channel forming discharge and loss of riparian vegetation. The stream channel evolution may have consisted of the following steps.

1. The channel invert destabilized due to the increasing flow rate caused bydevelopment in the watershed. Head-cutting and down-cutting processes occured deepening the stream channel.
2. Eventually the stream channel invert stabilized. The stream power decreased with a decrease in the channel slope. Additoinally, the channel invert reached an elevation at which backwater from the downstream lake may be acting to further slow flow velocities when the lake level rises.
3. The deeper channel lost its connection to overbank flooding adding pressure on the banks during high-flow events. Exacerbated by the loss of the riparian vegetation, the banks destabilized and failed, widening the stream channel.
4. Within the wider stream channel, pockets of slow or dead water formed allowing sedimentation to occur. The stream thalweg began to meander within the widened channel around the sand and gravel deposits.
5. The stream meander added further pressure to the destabilized stream banks at the outside of each bend. Where the riparian vegetation remained healthy, the stream bank can withstand the increased pressure. Where the riparian vegatation has been removed, erosion will continue to occure.

As long as the riparian vegetation remains healthy, the stream channel will reach a new stable configuration likely similar in shape to the pre-existing channel, but at a lower elevation and flatter longitudinal slope.

Figure 2 depicts the profile of the stream channel downstream of Grove Road (based on the USGS LiDAR Point Cloud GA_Central_2019_B19 e1097n1210). The profile depicts the probable past occurrence of head-cutting and down-cutting erosion which ultimately resulted in a deeper, incised channel through the project reach (Step 1 of channel evolution). The channel invert upstream of Grove Road has remained stable due to the presence of the Grove Road culvert acting as a grade control structure. The channel invert downstream of the project reach has remained stable due to the presence of backwater from Skyland Lake; therefore, both the upstream and downstream reaches can be applied as references for pre-existing conditions.

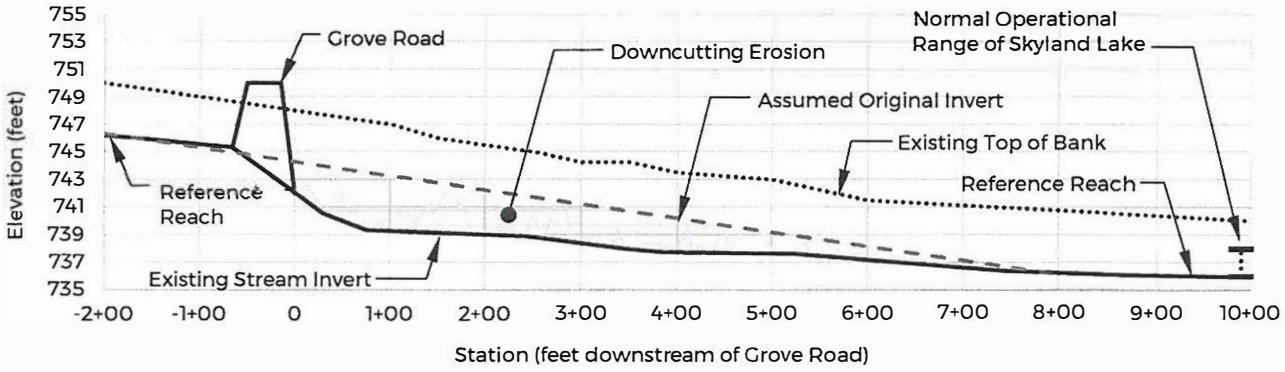


Figure 2 Channel Profile as Approximated from USGS LiDAR

Figure 3 depicts the evolution of Section C located at Station 1+30 feet. It is assumed that the pre-existing section was similar in cross-section to Section F located upstream of Grove Road. Refer to Exhibits 1 and 2 for the location of Sections C and F. The numbered processes (1-5) relate to the notes on channel evolution described previously. The stream channel currently appears stable with a cross-section similar to the pre-existing section, but lower in elevation.

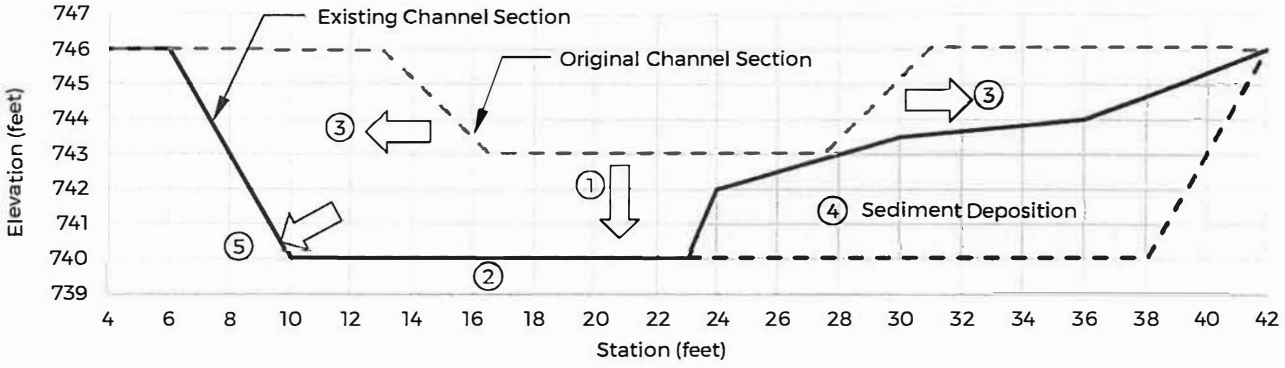


Figure 3 Evolution of Cross-Section C (Station 1+30)

3 FIELD FINDINGS

WSP visited the project stream reach on January 18, 2024 to evaluate the existing stream condition and flow dynamics, identify and locate areas of potential and ongoing erosion, and review reference reaches upstream and downstream of the project reach as examples of naturally stable channels. A map of the stream reach and notes from the field work are shown in Exhibit 1. Simplified cross-sections measured by hand tape are shown in Exhibit 2. Photographs of important features are included in Appendix A which can be located by the station references in Exhibits 1 and 2.

Generally, our observations confirm the occurrence of channel evolution as previously summarized. The reference reaches, upstream of Grove Road and downstream past Station 3+50 feet, have largely been unaffected by the increased urban discharges. The Grove Road culvert restricts down-cutting in the upstream reach, and Skyland Lake restricts down-cutting in the downstream reach. Without the ability to down-cut, the overbank, flood-prone areas have remained engaged thus protecting the stream banks from erosive conditions. The project reach on the other hand has been down-cut and is now incised. A new channel pattern has begun forming at a lower elevation with regions of erosion opposite to the regions of deposition.

WSP identified 8 erosional features which are identified in Exhibit 1 with photographs located in Appendix A. Six of these features are overly steep banks at the outside of the stream bend which are undercut or actively eroding. Two of these features are at points of lateral inflow. Table 1 describes these findings.

Table 1 Erosional Features Identified

FEATURE	LENGTH (feet)	BANK HEIGHT (feet)	DESCRIPTION
1. Sta 0+20, Photo2	20	8	Riprap is deflecting discharge into the bank which has been undercut. The bank appears stable with root masses and riparian vegetation intact.
2. Sta 1+00, Photo 4	50	8	Existing riprap revetment is effective, but some displacement of rock has occurred which may destabilize in the future.
3. Sta 1+70, Photo 6	30	6	Channel sedimentation and meander has pushed flow into the left bank. The lack of riparian vegetation is allowing the bank to erode.
4. Sta 2+10, Photo 7	30	5	The bank at the outside of the bend is undercut below a large tree. The bank appears stable with root masses and riparian vegetation intact.
5. Sta 2+30, Photo 8	20	4	Both features are caused by overland lateral inflow. About 25 acres of watershed contribute flow to the two features. Feature 6 has been partially protected with riprap, but some riprap has been displaced from the inflow precipice.
6. Sta 2+60, Photo 9	10	4	
7. Sta 2+90, Photo 10	20	5	The bank at the outside of the bend is undercut below a large tree. The bank appears stable with root masses and riparian vegetation intact.
8. Sta 3+20, Photo 11	20	5	The bank at the outside of the bend is undercut below a large tree. The bank appears stable with root masses and riparian vegetation intact.

4 ALTERNATIVE 1 (RECOMMENDED)

4.1 TARGETED STABILIZATION

While the stream reach of interest has experienced severe erosion throughout its length in the recent past, much of it has since restabilized as a functional stream with natural meanders created by depositional bars including riffles and pools. A significant influence on stream stability is the presence of mature riparian vegetation. WSP highly recommends not disturbing areas of deposition or healthy vegetation. However, the erosion features identified in Table 1 may be addressed with a carefully targeted stabilization strategy.

The Georgia Soil and Water Conservation Commission (GSWCC) has developed technical guidance for stream bank stabilization methods intended to control erosion and protect property. The GSWCC identifies preferred practices to promote the preservation of the natural streambank through planting and soil bioengineering. Hard armoring alone, such as riprap, is more prone to failure, more invasive to construct requiring excavation to flatten the bank, and can degrade the quality of the aquatic habitat. For this project, WSP recommends that the two soil bioengineering systems depicted in Figures 4 and 5 be considered to stabilize the stream banks and re-establish the riparian vegetation.

Figure 4 depicts a live staking detail. Live staking is a method for re-establishing the riparian vegetation. It involves cutting the bank slopes to roughly 1:1 (horizontal to vertical) and inserting and tamping live cuttings into the ground. The species of cuttings selected are those which aggressively root, quickly developing sufficient underground biomass to provide protection along the banks and resist the shear stresses associated with peak stream flows. The species would generally be fast-growing small to medium trees or shrubs such as pussy willow shrubs or black willow trees. In isolated areas, riprap can be placed to stabilize the toe of the stream bank. Erosion control fabric would be installed to provide short-term protection and seeded with a flood tolerant grass such as prairie cordgrass which also has good drought and shade tolerance.

Figure 5 depicts a planting detail for stabilizing riprap which has been previously placed or is needed in high velocity situations. Live stakes can be carefully inserted through the joints or open spaces in the rock or placed at the same time as the rock.

Figures 6-8 provide an illustrative overview of other stabilization measures that might be implemented specific to this site. A key consideration for all proposed measures is to provide protection to the relevant area of concern, without shifting erosional shear stresses to another location along the stream bank. Due to this consideration, it may not be advisable to implement repairs at all erosional features immediately. Our recommendation is to target a few key hotspots and monitor other areas before implementing any modifications to the channel banks.

Table 2 describes how the details shown in Figures 4-8 can be applied to the erosional features listed in Table 1. All proposed stabilization measures are preliminary recommendations. The extent and configuration of stabilization may be adjusted upon further analysis and survey. All stabilization measures should be designed by a registered professional engineer and must be permitted through the appropriate agencies.

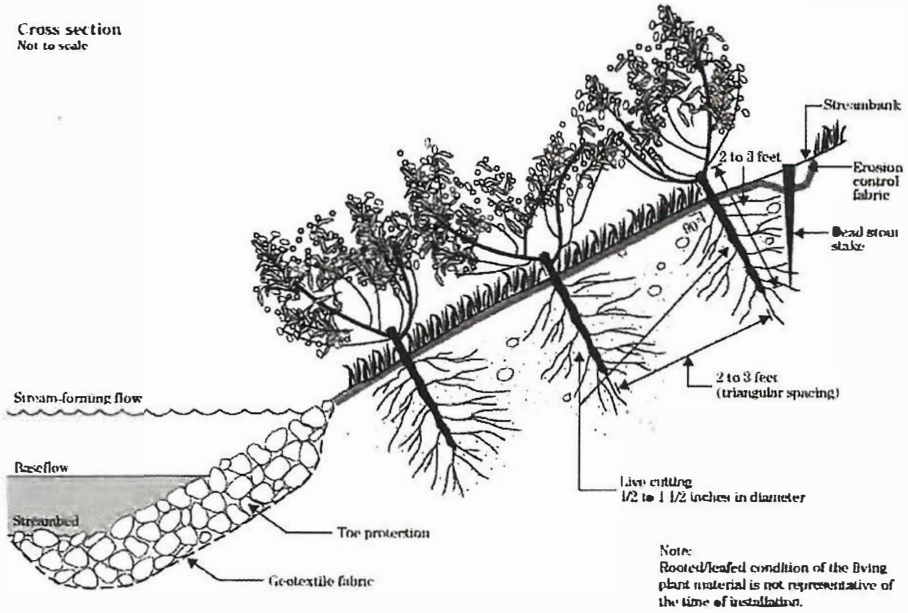
Additional information regarding soil bioengineering systems can be found in the following references:

- NRCS (1996), Engineering Field Handbook (EFH) 650, Chapter 16, *Streambank and Shoreline Protection* https://irrigationtoolbox.com/NEH/Part650_EngineeringFieldHandbook/H_210_650_16.pdf
- GSWCC (2011), Streambank and Shoreline Stabilization – Techniques to Control Erosion and Protect Property, https://gaswcc.georgia.gov/document/document/streambank-and-shoreline-stabilization-guidance-2011-pdf

Table 2 Recommended Stabilization Strategies

FEATURE	FIGURE *	STABILIZATION METHOD
1	6	The erosion at Feature 1 is being caused by the condition of the riprap apron, not due to channel dynamics. Additionally, the stream bank, while undercut, is stable with established riparian vegetation and root masses. WSP recommends hand placing riprap into the undercut area, and reforming the riprap apron to form an energy dissipation pool in the stream, with velocity directed toward the stream center. No disturbance of the streambank is recommended.
2	5	The existing riprap revetment has been effective at resisting erosion; however, the riprap is not stable on the steep slope and has sloughed off in areas. WSP recommends implementing Figure 5 by placing live stakes within the existing riprap cover. The riprap may need to be supplemented in certain areas with additional GDOT Type 3 riprap.
3	4	The bank at is actively eroding with unvegetated, loose soil exposed at the bank face. WSP recommends cutting the bank slope back to a 1:1 (horizontal:vertical) slope and implementing Figure 4. Riprap will need to be hand-placed at the toe of the cut up to the ordinary high-water, roughly 2 feet.
5 & 6	5 & 7	The lateral headcut features 5 and 6 can be lined with a geotextile and with Type 3 riprap stacked and shaped to create a trapezoidal cascade. The reshaped cascade can be live staked as shown in Figure 5 to help stabilize the rock. The approach channels can be combined to a single point of discharge. WSP also recommends improving and lining the approach channels for more efficient and reliable surface water collection and discharge to prevent additional erosion.
4, 7 & 8	8	Features 4, 7 and 8 are similar occurrences. At all three features the riparian vegetation is well-established and the banks, while somewhat undercut, are stable. WSP does not recommend disturbing these locations at this time. However, if stabilization becomes necessary GDOT Type 3 riprap can be hand-packed into the undercut. Larger, GDOT Type 1 riprap, can also be embedded in the smaller stones to reduce flow velocity further and promote sediment accumulation within the stone matrix.

* The details produced for this report are concept level for planning purposes only and require additional engineering and development prior to site implementation.



Detail from NRCS (1986) EFH-650

Figure 4 Live Stake Detail (Feature 3)

Detail from NRCS (1986) EFH-650

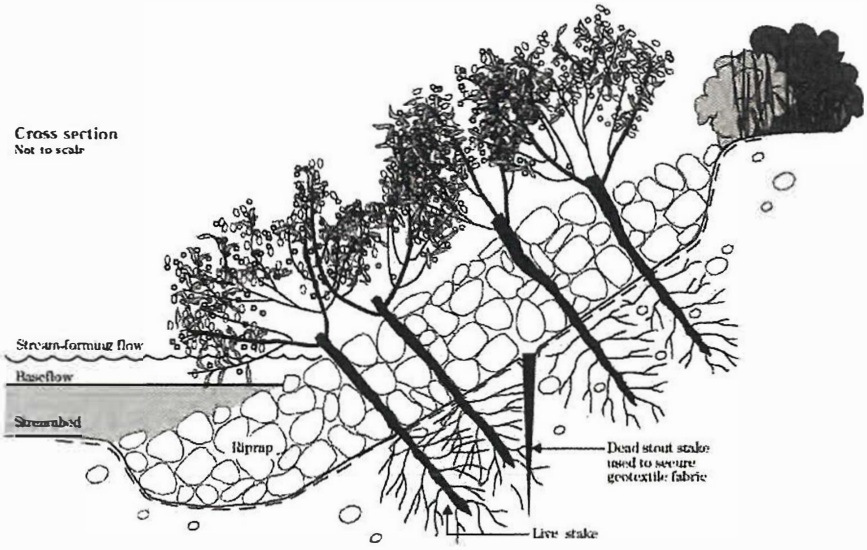


Figure 5 Joint Planting Detail (Features 2, 5 and 6)

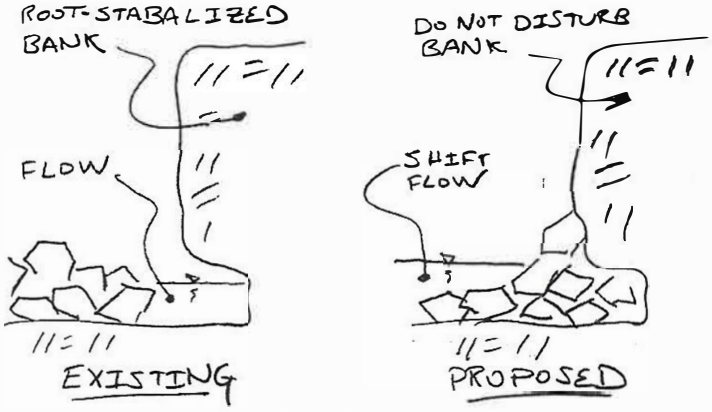


Figure 6 Redistribute Riprap into Undercut Void (Feature 1)

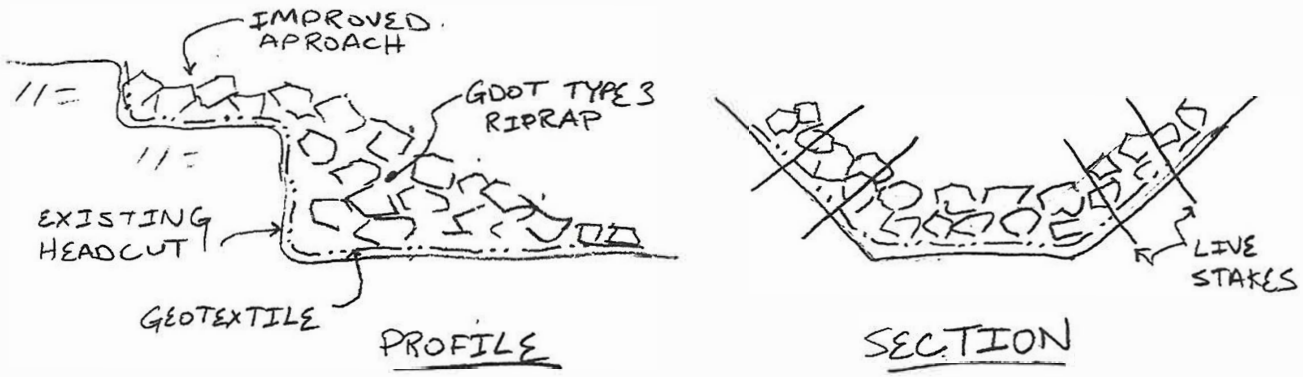


Figure 7 Headcut Repair and Cascade Detail (Features 5 and 6)

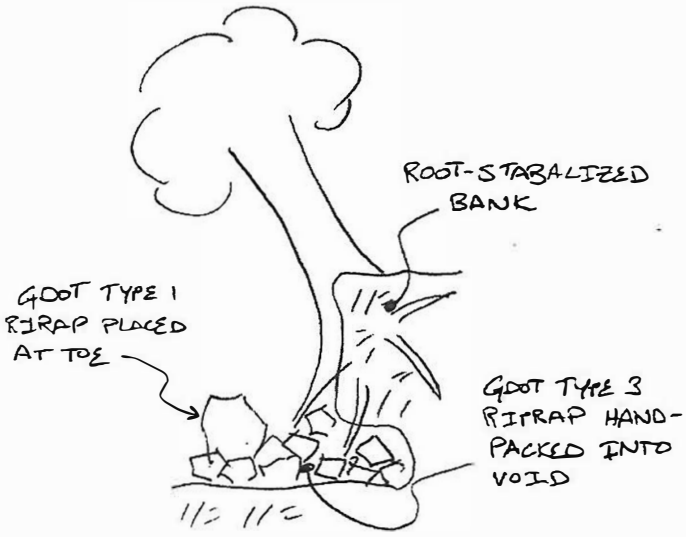


Figure 8 Bank Undercut Repair (Features 4, 7 and 8)

4.2 ENVIRONMENTAL PERMITS

Prior to implementing targeted stabilization, WSP anticipates the City of Locust Grove will need to obtain the following environmental permits:

- Stream Buffer Variance from the Georgia Environmental Protection Agency (EPD)
- Land Development Clearing and Grading Permit from the City of Locust Grove
- Section 404 Nationwide Permit 13 for Bank Stabilization from the US Army Corps of Engineers

The total project size is expected to be less than 1 acre and would be exempt from the Georgia EPD NPDES Permit. However, because the project is within 200 feet of a Water of the State, it is not exempt from Georgia Erosion and Sedimentation Control Act. The City of Locust Grove, as the local issuing authority, has jurisdiction over the enforcement of the act and will require an erosion and sedimentation control plan be developed as part of the permitting process.

WSP expects the project can be permitted with the Corps of Engineers under Section 404 Nationwide Permit (NWP) 13 with a coverage limit of 500 linear feet of stream bank. A preconstruction notice (PCN) may not be needed for coverage under NWP 13, but should be confirmed through conversations with the Corps during the final design and permitting process. Compensatory mitigation (purchase of stream and wetland credits) would be required if wetland losses exceed 1/10 acre or streambed losses exceed 3/100 acres. WSP anticipates that both can be avoided, but the final determination for mitigation would be made by the district engineer.

4.3 CONSTRUCTION COSTS

Table 3 lists the estimated order of magnitude cost to stabilize each erosion feature identified. The listed per feature cost includes materials and labor for stabilizing each feature and water management. Water management can be provided by the placement of a temporary coffer dam constructed of sandbags to exclude water from the actively worked bank. Feature access and upland restoration costs are included in the cost for mobilization and demobilization which is independent of which and how many of the features are addressed.

Estimated cost to stabilize Features 4, 7 and 8 are shown for informational purposes; however, WSP does not recommend addressing these features at this time as the riparian vegetation is currently adequate and holding the bank in place and disturbance of the vegetation could cause the bank to destabilize.

Table 3 Order of Magnitude Construction Cost for Alternative 1

FEATURE	DESCRIPTION	COST	RECOMMENDED
1	Reform Riprap Plunge Pool	$ 8,000	Yes
2	Refurbish and Live Stake Existing Riprap	$ 7,000	Yes
3	Cut bank and Live Stake	$ 5,000	Yes
4	Hand-Pack Riprap into Void Space	$ 5,000	No
5 & 6	Combine Streams, Riprap and Live Stake Inflow Cascade	$ 7,000	Yes
7	Hand-Pack Riprap into Void Space	$ 5,000	No
8	Hand-Pack Riprap into Void Space	$ 5,000	No
All	Mobilization, E&S Controls & Site Restoration	$ 10,000	Yes

Total construction cost to stabilize all 8 features, including mobilization and site restoration, is $ 52,000. However, WSP does not recommend addressing Feature 4, 7 and 8 at this time. The total project cost to stabilize Features 1, 2, 3, 5 and 6, including mobilization and site restoration is $ 37,000.

Although the proposed repairs are isolated, the effort for engineering and permitting would likely be significant due to the presence of environmental concerns. Survey, engineering, design, and permitting costs may exceed the construction cost for a project of this nature, with an expected range of $ 40,000 – 70,000.

5 ALTERNATIVE 2

5.1 RIPARIAN RESTORATION

An alternative to the recommended targeted approach is a minimalistic approach, focusing on stabilizing the remaining riparian buffer. It is WSP's opinion that much of the project reach has formed to a new stabilized configuration. New plantings at the top of the bank could be an initial step for reestablishing vegetation within the riparian buffer. If the buffer is left undisturbed, the new plantings will act as an anchor to allow additional grasses and brush to fill in the remaining areas void of vegetation. Once the riparian buffer becomes established, and if left undisturbed, it would resist further erosion of the stream banks in the future.

The exceptions are features 5 and 6 forming as the result of lateral inflow. These areas would need to be stabilized with riprap and live stakes as shown in Figures 5 and 7. However, the disturbance required for repair would be limited to the riparian zone outside Waters of the US eliminating the need for a US Army Corps of Engineers Section 404 permit.

5.2 ENVIRONMENTAL PERMITS

As Alternative 2 is mainly landscaping outside Waters of the US, the project would be exempt from the City of Locust Grove Land Development permit and the US Army Corps of Engineers Section 404 permit. Depending on the final design for stabilizing features 5 and 6 and the anticipated construction methods, a stream buffer variance from the Georgia EPD may still be needed prior to construction.

5.3 CONSTRUCTION COSTS

Alternative 2 includes plantings at the top of bank and completing stabilization of Features 5 and 6. Construction costs to complete Alternative 2 are estimated at $ 15,000 (itemized in Table 4).

Table 4 Order of Magnitude Construction Costs for Alternative 2

FEATURE	DESCRIPTION	COST
5 & 6	Combine Streams, Riprap and Live Stake Inflow Cascade	$ 7,000
All	Additional plantings at the top of bank	$ 3,000
5 & 6	Mobilization. E&S Controls & Site Restoration	$ 5,000

Engineering design and permitting costs may still be up to an additional $ 30,000. This is substantially lower than alternative 1, as a US Army Corps of Engineers Section 404 permit would not be required.

6 ALTERNATIVE 3

6.1 CHANNEL RECONSTRUCTION

Another alternative to the recommended targeted approach is full channel reconstruction intended to recreate the pre-development channel morphology. This would include backfilling the channel to the original invert as depicted in Figure 2 and with a cross-section similar to the reference reaches upstream and downstream of the project reach. The channel invert and formed channel morphology would need to be stabilized with structural elements such as cross-vanes, typically constructed of large field stone. The stream banks would be fully reformed and stabilized using encapsulated soil lifts and other structural measures. Examples of these stabilization measures are shown Figure 9.

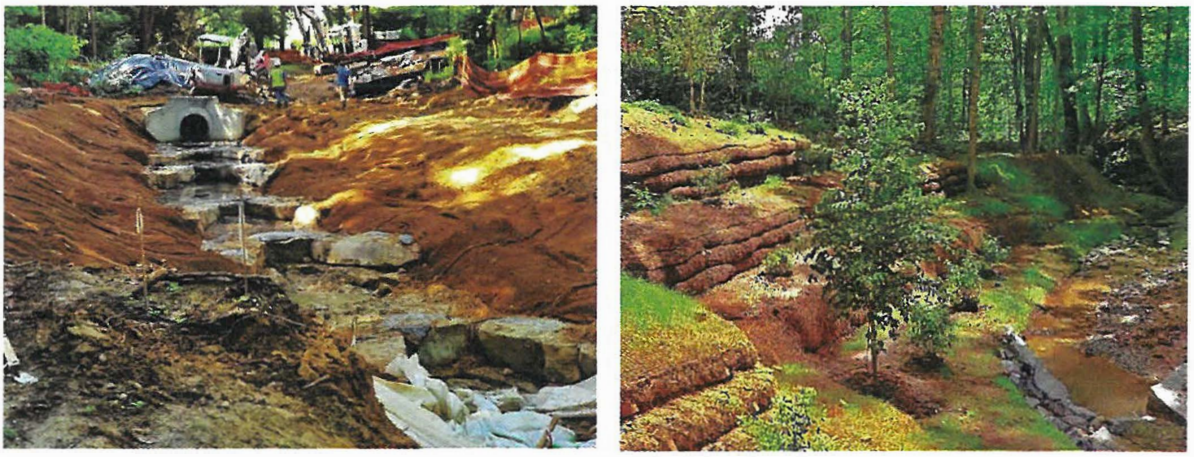


Figure 9 Examples of Cross-Vanes and Encapsulated Soil Lifts

6.2 ENVIRONMENTAL PERMITS

Prior to implementing Alternative 3 including full channel reconstruction, WSP anticipates the City of Locust Grove will need to obtain the following environmental permits:

- Stream Buffer Variance from the Georgia Environmental Protection Agency (EPD)
- Land Development Clearing and Grading Permit from the City of Locust Grove
- Section 404 Nationwide Permit 13 for Bank Stabilization from the US Army Corps of Engineers

The total project size is expected to be less than 1 acre and would be exempt from the Georgia EPD NPDES Permit. However, because the project is within 200 feet of a Water of the State, it is not exempt from Georgia Erosion and Sedimentation Control Act. The City of Locust Grove, as the local issuing authority, has jurisdiction over the enforcement of the act and will require an erosion and sedimentation control plan be developed as part of the permitting process.

Section 404 NWP 13 has a coverage limit of 500 linear feet of streambank; full channel reconstruction would be over that limit with 600 to 700 feet of streambank to be stabilized. This limitation could be waived by the district engineer. Section 404 permitting may also need to be supplemented by NWP 27 for Aquatic Habitat Restoration as the project also extends to filling the stream channel below ordinary high water. A preconstruction notice will be needed for coverage under both NWP 13 and 27. Even though the intent of the project is channel restoration and water quality improvements, it would be critical to coordinate with environmental review agencies to ensure the project is implemented in a manner to avoid any need for mitigation credits.

6.3 CONSTRUCTION COSTS

Alternative 3 includes recreating the pre-existing channel morphology. The construction cost for full channel restoration is often estimated at $1,500 per linear foot of stream channel, or about $ 450,000 for a 300-foot project length.

Engineering design and permitting costs may be an additional $ 100,000 – 150,000, assuming the project could be permitted under the US Army Corps nationwide permits. Higher costs and an extended project timeline would result if an individual permit became necessary.

7 CONCLUSIONS

Table 5 summarizes the anticipated implementation costs for the three alternatives presented.

Table 5 Implementation Cost Summary

ALTERNATIVE	CONSTRUCTION COST	ENGINEERING & PERMITTING	PROJECT TOTAL
1. Targeted Stabilization	$37,000 to $52,000	$40,000 to $70,000	$77,000 to $122,000
2. Riparian Restoration	$15,000	$15,000 to $30,000	$30,000 to $45,000
3. Channel Reconstruction	Approx. $450,000	$100,000 to $150,000	$550,000 to $600,000

WSP recommends implementing Alternative 1 which is a balanced solution that targets the areas of active erosion while protecting the stream segments that are currently stable and functional though perhaps not of a "natural" aesthetic.

Whether the City of Locust Gove elects to prioritize riparian buffer planting, bank stabilization, or full restoration, careful planning, design and construction techniques are vital to achieving a sustainable and functional stream channel without creating additional issues within or outside the project reach.

The implementation costs presented should be considered rough order of magnitude costs. They are a general approximation based on our expectation for project scope and experiences on similar projects. They can be used for aiding in the selection of appropriate stabilization measures and other planning purposes. These costs should not be used for detailed budgeting.

We appreciate the opportunity to assist with this important project and look forward to participating in the next steps.

Sincerely,

Soraya Agudelo, PMP, Project Manager

Michael Chilson, PE, Lead Engineer

Jon Becker, PE, Designer

APPENDIX

A PHOTOS

APPENDIX A - PHOTOS

All photos captured on 1/18/2024

Photo 1

Sta 0+10, Looking Upstream

Culverts under Grove Road:
2x 7.3' wide by 4.3' high.

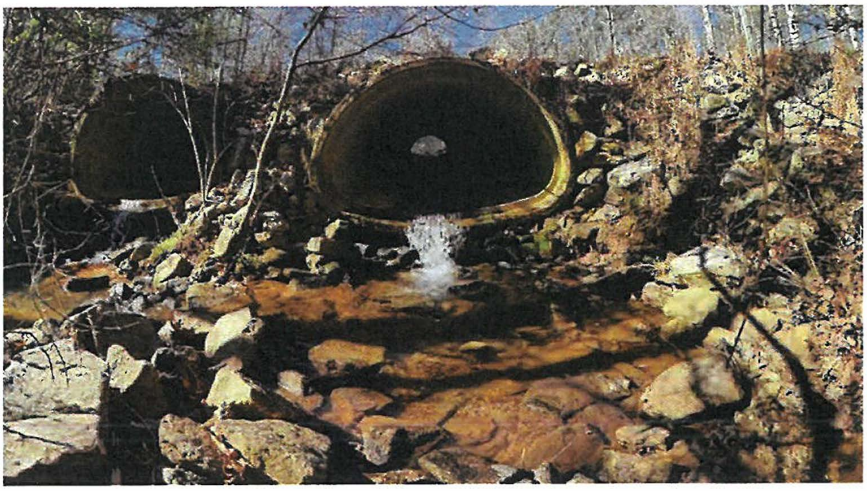


Photo 2

Sta 0+25 Right Bank (Feature 1)

Stream undercutting the bank caused by the misplacement of riprap.

Photo 3

Sta 0+40 Looking Downstream (Section A)

Stable pool area above riffle.

Photo 4

Sta 0+90 Looking Downstream
(Feature 2, Section B)

The riprap is partially stable, there is an area where riprap has sloughed off the slope. Sand deposition has occurred at the opposite side of the riprap.

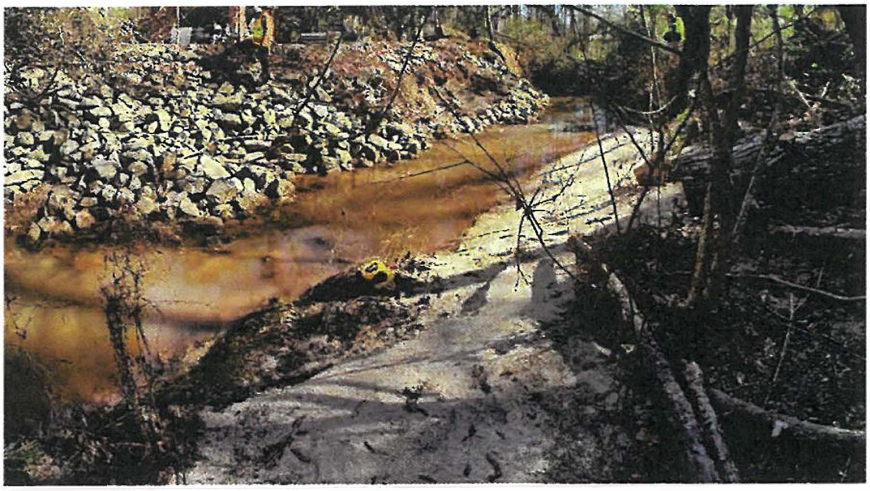


Photo 5

Sta 1+20 Looking Downstream (Section C)

The section downstream of the riprap lining is steep but stable as it is located back from the main flow velocity and at a pool upstream of a brush jam.

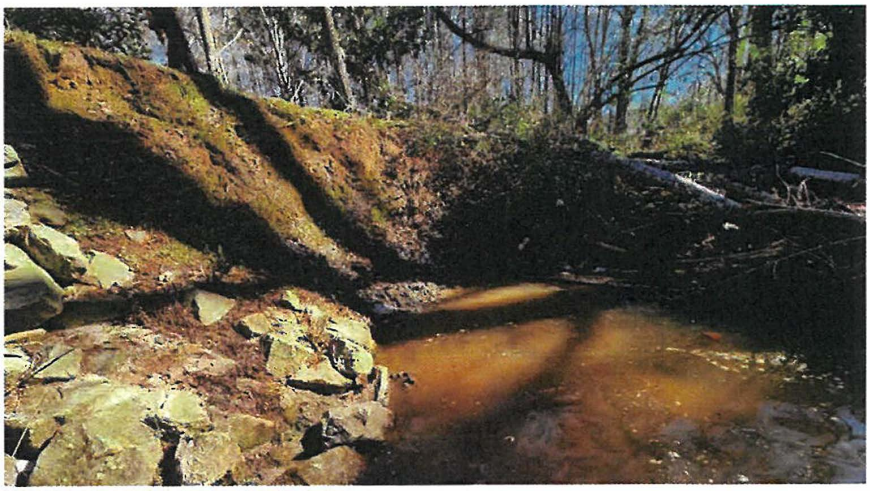


Photo 6

Sta 1+70 Looking Upstream
(Feature 3, Section D)

The left bank (right side of photo) is nearly vertical with a freshly exposed soil face indicating recent erosion. The bank is on the outside bend of the internal meander created by sedimentation at the right bank.

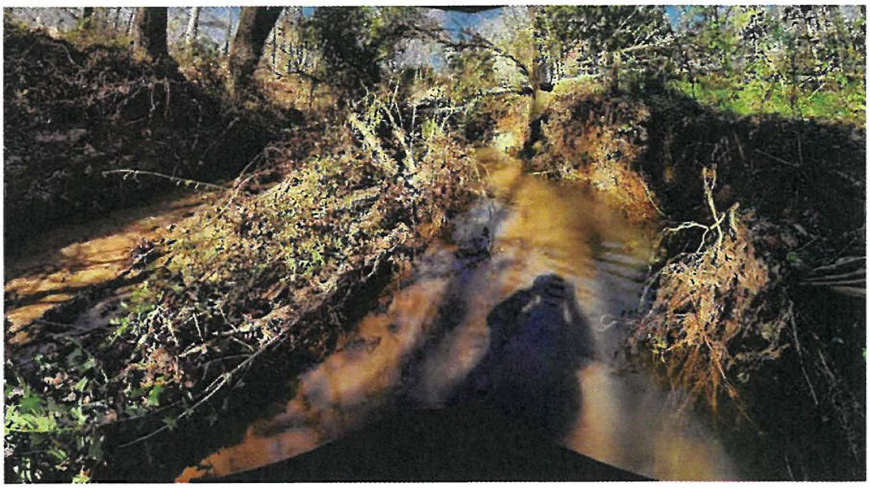


Photo 7

Sta 2+00 Looking Downstream (Feature 4)

A tree and bank are undercut outside of a bend and downstream of a gravel riffle.

Photo 8

Sta 2+30 Left Bank (Feature 5)

Two headcut features have formed at points of lateral inflow to Wolf Creek. Roughly 25 acres of watershed drain towards Features 5 and 6.

Feature 5 is roughly 12 feet wide and 4 feet deep. A shallow trench approaching the headcut feature has developed.

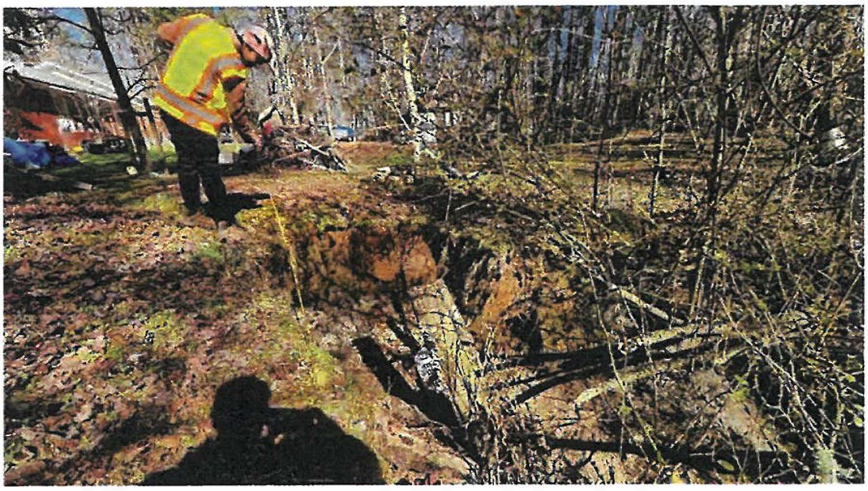


Photo 9

Sta 2+60 Left Bank (Feature 6)

Feature 6 is partially protected with riprap at the base, but the inlet lip is unprotected and eroding.

Photo 10

Sta 3+00 Looking Upstream
(Feature 7, Section E)

A tree and left bank are undercut outside of a bend and downstream of a gravel riffle.

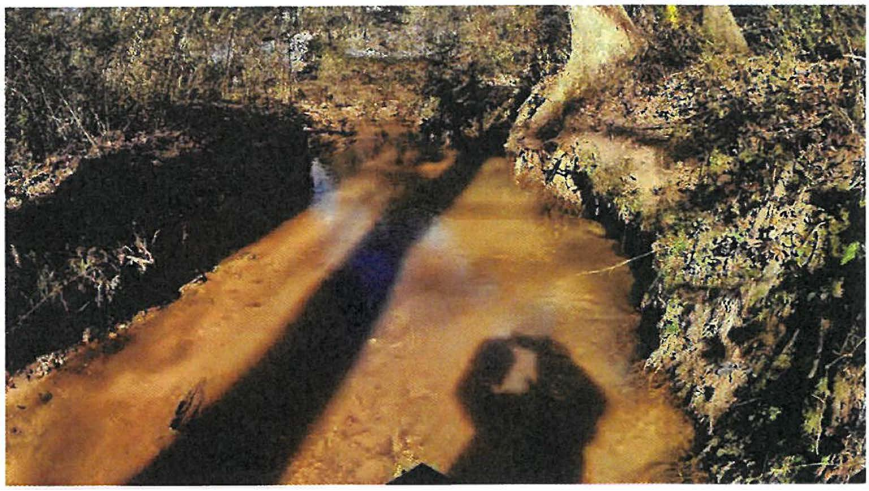


Photo 11

Sta 3+40 Looking Upstream (Feature 8)

The right bank and tree are being undercut located downstream of a riffle and at the outside of a bend. A gravel and sand bar have formed on the inside of the bend opposite Feature 7.

Photo 12

Sta 3+50 Looking Downstream

Reference reach downstream of the project site. The left bank is roughly 2 feet high with an open flood prone area which is likely engages during storms larger than the 1 to 5-year return period flood events.

Photo 13

Sta -1+00 Looking Upstream (Section F)

Reference reach upstream of Grove Road. The banks are roughly 2 to 3 feet high, which likely engages during storms larger than the 1 to 5-year return period flood events.