



## Community Development Department

P. O. Box 900  
Locust Grove, Georgia 30248

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

## Item Coversheet

---

**Item:** A variance request to allow encroachment into the city's buffer and impervious setback requirements for an 8,600 +/- square foot government office building located on 619 Tanger Blvd.

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** May 1, 2024

**Budget Item:** N/A

**Date Received:** March 14, 2024

**Workshop Date:** May 20, 2024

**Regular Meeting Date:** June 3, 2024

### Discussion:

Henry County Government of McDonough, GA requests a variance to allow encroachment into the city's fifty-foot undisturbed stream buffer requirement and into the city's twenty-five-foot impervious setback requirement to construct an 8,600 square foot one-story government office building on 9.3 +/- acres in land lots 168 of the 2nd District, located on 619 Tanger Blvd.

### Recommendation:

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

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

**A VARIANCE REQUEST TO ALLOW ENCROACHMENT INTO THE CITY'S FIFTY-FOOT UNDISTURBED STREAM BUFFER REQUIREMENT, AND INTO THE CITY'S TWENTY-FIVE-FOOT IMPERVIOUS SETBACK REQUIREMENT FOR A 8,600 +/- SQUARE FOOT GOVERNMENT OFFICE BUILDING ON 9.3 +/- ACRES IN LAND LOTS 168 OF THE 2<sup>ND</sup> DISTRICT, LOCATED ON 619 TANGER BLVD**

**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**, Henry County Government of McDonough, GA requests a variance to allow encroachment into the city's fifty-foot undisturbed stream buffer requirement and into the city's twenty-five-foot impervious setback requirement to construct an 8,600 square foot one-story government office building. (the "Property"), attached hereto as **Exhibit A**; and,

**WHEREAS**, the Applicant filed a request for variance on March 14, 2024 as shown in the application attached hereto and incorporated herein by reference as **Exhibit B**; and,

**WHEREAS**, the Applicant's request has been reviewed by the Mayor and City Council at a Public Hearing held on May 20, 2024, as well as by the City Community Development Director; and,

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

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

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

1.

That the request for variance is hereby **APPROVED**.

That the request for variance is hereby **DENIED**.

2.

That the use of the Property is subject to:

The condition(s) set forth on **Exhibit D** attached hereto and incorporated herein by reference.

The terms of the Development Agreement attached hereto as **Exhibit D** and incorporated herein by reference.

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

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

**SO ORDAINED** by the Council of this City this 3<sup>rd</sup> of June 2024.

\_\_\_\_\_  
Vincent Williams, Mayor Pro Tem

ATTEST:

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

(Seal) APPROVED AS TO FORM:

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

**EXHIBIT A**



**VARIANCE  
EVALUATION REPORT**  
FILE: VR-24-03-01

**May 20, 2024**

**VARIANCE**

---

**Property Information**

Tax ID	129-01046003
Location/address	Land Lots 168 and 169 of the 2 <sup>nd</sup> District 619 Tanger Blvd., Locust Grove, GA 30294
Parcel Size	2.022 +/- acres
Current Zoning	RA (Residential Agricultural)
Request	A variance request to allow encroachment into the city's undisturbed stream buffer and impervious setback requirements.
Proposed Use	Government Office Building
Existing Land Use	Vacant/undeveloped
Future Land Use	Parks, Recreations, and Conservation and Professional/Institutional
Recommendation	Approval

---

**Summary**

Henry County Government of McDonough, GA requests a variance to allow encroachment into the city's fifty-foot undisturbed stream buffer requirement, and into the city's twenty-five-foot impervious setback requirement for an 8,600 +/- square foot government office building on 9.3 +/- acres in land lots 168 of the 2nd District, located on 619 Tanger Blvd.

**Current Zoning**

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





**VARIANCE  
EVALUATION REPORT**  
FILE: VR-24-03-01

**May 20, 2024**

**VARIANCE**



**Future Land Use**

The subject property is contained within an area identified on the Future Land Use Map (FLUM) as Parks, Recreations, and Conservation and Professional/Institutional. Parks, Recreations, and Conservation which this FLUM designation includes public parks, recreation areas, and open spaces, as well as regions containing sensitive environmental areas such as floodplains, wetlands, and riparian corridors along with areas to be preserved for greenways or land conservation. Also, the subject property identified as Professional/Institutional which this FLUM designation includes public and professional uses such as schools, colleges, hospitals, municipal community centers, places of worship, public cemeteries, municipal buildings, and post offices. Typical zoning district(s) under the current ordinance would be OI (office and institutional) and/or Conditional Uses as appropriate for churches, schools, and other facilities.

**Development of Regional Impact (DRI)**

The proposed variance does not meet the Georgia Department of Community Affairs (DCA) threshold for a Development of Regional Impact (DRI). The Applicant is requesting a variance to accommodate an 8,600+/- square foot government building on the subject property.

**Service Delivery / Infrastructure**

**Water and Sewer:** After speaking with the City of Locust Grove Public Works Department, the subject property will be provided water service through the City of Locust Grove. However, sewer services will need to be arranged between the

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



**VARIANCE  
EVALUATION REPORT  
FILE: VR-24-03-01**

**May 20, 2024**

**VARIANCE**

owner/developer, Henry County Water and Sewer Services, and the City of Locust Grove, as there exists a conflict with the subject property, sewer, sewer line location, and the existing frontage.

**Police Services:** The subject property is in the existing city limits and will remain on a regular patrol route.

**Fire:** Henry County will perform fire and emergency services as is the case in other areas of the city.

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

## Criteria for Evaluation of Variance Request

Section 17.04.273 of the City Municipal Code allows variances to be granted upon the following principles:

- 1. There are extraordinary and exceptional conditions on the piece of property in question because of its size, shape, or topography that do not apply to other lands or structures in the same district.**

Site selection of the subject property is limited by topographical and other location-related constraints. The conceptual plan appears to serve as the foundation for the intended development of 619 Tanger Blvd. It delineates the boundaries and controls encroachment for the required stream buffers on the property.

- 2. A literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other properties within the City or a similar zoning or overlay district.**

All lots are subject to the provisions of the City Code. A literal interpretation of the provisions would prevent the Applicant from building the proposed structure

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





**VARIANCE  
EVALUATION REPORT  
FILE: VR-24-03-01**

**May 20, 2024**

**VARIANCE**

on the subject property due to the constraints listed above, as well as prevent the proposed development on 619 Tanger Blvd. A literal interpretation of the code may also cause an undue hardship by effectively limiting the structure size beyond what is reasonable for the intended use, which is permitted by right under the current zoning for government buildings.

- 3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties within the City or a similar zoning or overlay district.**

Any property owner or developer may ask the City Council to consider a similar request.

- 4. The requested variance will be in harmony with the purpose and intent of this Article, the specific zoning of the property, and the land use plan and will not be injurious to the general welfare of the community.**

Issuance of the proposed variance for this project presents no conflict with current or future land use planning. Government buildings are not subject to zoning or fees. The land use plan is in line with the future land use map, and the proposed government office building is allowed under the property's present as RA (Residential Agricultural) zoning. The applicant has produced a comprehensive mitigation plan with reasonable evidence that demonstrates how state and municipal erosion control regulations have minimized damage to the stream buffers.

- 5. The special circumstances or justifications for the variance are not the result or cause of the self-imposed actions or misfortunes of the applicant.**

The exceptional conditions related to the topography and location of the site are not the result of any action or misfortune on the part of the applicant.

- 6. The variance requested is the minimum reasonable variance that will make possible the legal use of the land, building, or structure.** The requested variance is the minimum needed by the applicant to develop the site for a one-story government office building and for an encroachment into the city's fifty-foot undisturbed stream buffer. For the intended uses of the property, the sought deviation is necessary and suitable.





**VARIANCE  
EVALUATION REPORT**  
FILE: VR-24-03-01

**May 20, 2024**

**VARIANCE**

- 
7. **The variance is not requested to permit the use of land, buildings or structures which is not permitted by right in the overlaying zoning district or scheme of the land use plan.**

The requested variance supports the proposed development as permitted by right in the RA (Residential Agricultural) zoning district for government buildings.

### **Recommendation**

---

Based on the seven criteria points required for issuance of a variance being met, Staff recommends **APPROVAL** of the applicant's variance request.

**EXHIBIT B**

## Request for Zoning Map Amendment

Name of Applicant: Henry County Government Phone: 770-288-7332 Date: 2/14/24  
 Address Applicant: 140 Henry Parkway Cell # 678-414-4603  
 City: McDonough State: GA Zip: 30253 E-mail: lplanchon@co.henry.ga.us  
 Name of Agent: Roger Wells Phone: 770-483-1173 Date: 2/14/24  
 Address Agent: 15 Simpson St. Cell # 404-917-0206  
 City: Atlanta State: GA Zip: 30308 E-mail: rwells@landplanning.net

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

Concept Plan Review  Conditional Use  Conditional Exception  Modifications to Zoning Conditions

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

Request from encroachment into City 50 ft. undisturbed buffer and additional 25 ft. impervious setback.  
(Current Zoning) to (Requested Zoning)

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

For the Purpose of government office building  
(Type of Development)  
 Address of Property: 619 Tanger Blvd., Locust Grove, GA 30294

Nearest intersection to the property: Palmetto St. & Tanger Blvd.

Size of Tract: 9.13 acre(s), Land Lot Number(s): 168, 169, District(s): 2nd

Gross Density: \_\_\_\_\_ units per acre Net Density: \_\_\_\_\_ units per acre

Property Tax Parcel Number: 129-01046003 (Required)

*Ashley Larrow*  
 Witness Signature

*Cheri Matthews*  
 Signature of Owner/s

Ashley Larrow  
 Printed Name of Witness

Cheri Matthews  
 Printed Name of Owner/s

*Gym Planchon*  
 Notary

*[Signature]*  
 Signature of Agent

**(For Office Use Only)**

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

Application checked by: \_\_\_\_\_ Date: \_\_\_\_\_ Map Number(s): \_\_\_\_\_

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

Public Hearing Date: \_\_\_\_\_

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

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



## Applicant Campaign Disclosure Form

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

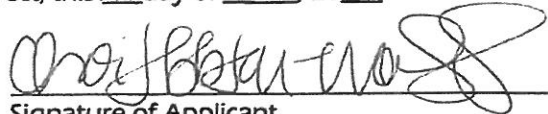
Yes  No

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

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

We certify that the foregoing information is true and correct, this 14th day of Feb., 2024.

Cheri Matthews  
Applicant's Name - Printed

  
Signature of Applicant

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

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

Sworn to and subscribed before me this 14th day of February, 2024.

\_\_\_\_\_  
Notary Public

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



February 14, 2024

City of Locust Grove  
3644 Hwy. 42  
Locust Grove, GA 30248

RE: Variance Request

To Whom It May Concern:

Cheri Hobson-Matthews  
County Manager

Henry County, owner of property located at 619 Tanger Blvd. Locust Grove, GA 30248, is nearing completion of the design of a tax and tag office.

We are pursuing a variance for development to encroach into the city's fifty-foot undisturbed stream buffer, and an additional twenty-five-foot impervious setback.

We respectfully request that the City of Locust Grove grant this variance request.

Sincerely,

Cheri Hobson-Matthews



February 14<sup>th</sup>, 2024

Daunte Gibbs  
Director  
Community Development Department  
City of Locust Grove  
P.O. Box 900  
Locust Grove, GA 30248

**Re: Henry County Government Offices Project Stream Buffer and Setback Encroachment Variance Request**

To Whom it may Concern:

Breedlove Land Planning, on behalf of Henry County Government, is applying for the City's consideration to grant a variance for development to encroach into the City's fifty-foot undisturbed stream buffer and additional twenty-five-foot impervious setback. The development proposes to construct a one-story approximately 8,600 square foot office building intended for government services. The project plans for fifty-three parking spaces, drive-through teller lanes, driveways, a dumpster pad, a retaining wall, landscaping, stormwater management facilities and all associated site utilities. Please refer to the site plan accompanying this application.

The project site is located on the lower half of the property at 619 Tanger Blvd. That section of the property contains a stream that bisects the site from the southeastern corner, diagonally to an existing culvert along the western property line, conveying water offsite under Tanger Blvd. The main development of the project will be located on the east side of that stream, requiring a driveway crossing. Due to spatial and topographic constraints, the east side is the only feasible location for the building and parking areas. Additionally, to fit all necessary program components within the project's scope, the area to the east side of the property is maximized, and thus requiring encroachment into the City's fifty-foot buffer and additional twenty-five-foot impervious setback. Disturbance is planned up to, but will not encroach upon, the twenty-five-foot state waters buffer.

Please note that many design iterations we considered for this project. Originally, the project scope necessitated the building to be placed in such a way that would have required piping or re-routing of the stream. That design was deemed too invasive to the stream for the project team. Then, a design was considered to have two isolated stream crossings with intensive encroachment to buffers on both sides of the stream. This too was deemed too invasive. So finally, a site design was decided upon that only has one stream crossing and greatly reduced impact to the stream buffers. That final design was altered once more to reduce parking, reduce retaining walls, and reduce the overall area of disturbance. Overall, the project team has taken extensive measures to alter the design and minimize disturbance to the stream and its buffers while maintaining the minimum program elements for the project.

Breedlove Land Planning has also implemented the necessary stormwater management and erosion control measures, as required by the City, into the construction documents to further minimize impacts to the stream and maintain clean water to best extent possible.

Sincerely,

Roger Wells, PLA LEED AP BD+C  
Project Executive





**LEGAL DESCRIPTION – HENRY CO SATELLITE GOVERNMENT OFFICE**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 168 and 169, 2nd Land District of Henry County, Georgia, said tract being more particularly described as follows:

Commencing at the intersection of the southerly right-of-way of Palmetto Street and the easterly right-of-way of Stanley Tanger Boulevard (80' right-of-way); Thence, along said easterly right-of-way of Stanley Tanger Boulevard for a distance of 1,105 feet more or less to a 5/8 inch rebar set (LSF0946), said point also being the POINT OF BEGINNING.

Thence leaving said right-of-way, North 89 degrees 37 minutes 32 seconds East a distance of 14.14 feet to a 5/8 inch rebar set (LSF0946);

Thence, North 88 degrees 52 minutes 11 seconds East a distance of 421.01 feet to a 5/8 inch rebar set (LSF0946);

Thence, South 01 degrees 08 minutes 10 seconds East a distance of 401.09 feet to a 5/8 inch rebar set (LSF0946);

Thence, South 01 degrees 10 minutes 16 seconds East a distance of 475.20 feet to a 5/8 inch rebar set (LSF0946);

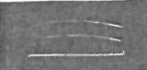
Thence, South 88 degrees 49 minutes 34 seconds West a distance of 460.14 feet to a 5/8 inch rebar set (LSF0946) on the easterly right-of-way of Stanley Tanger Boulevard;

Thence along said right-of-way, North 00 degrees 30 minutes 09 seconds West a distance of 661.17 feet to a 5/8 inch rebar set (LSF0946);

Thence with a curve to the right with an arc length of 216.56 feet, having a radius of 1560.00 feet, with a chord bearing of North 03 degrees 28 minutes 28 seconds East, a distance of 216.39 feet to a 5/8 inch rebar set (LSF0946), which is the TRUE POINT OF BEGINNING

Said tract or parcel having an area of 9.13 acres more or less.

ARCHITECTURAL  
DRAWINGS  
BY  
L. J. ...



Legend  
Proposed  
Existing  
...  
...  
...



HENRY COUNTY GOVERNMENT  
SATELLITE OFFICE  
Lynch Drive, GA

SATELLITE  
OFFICE

...  
...

HENRY  
COUNTY

...  
...

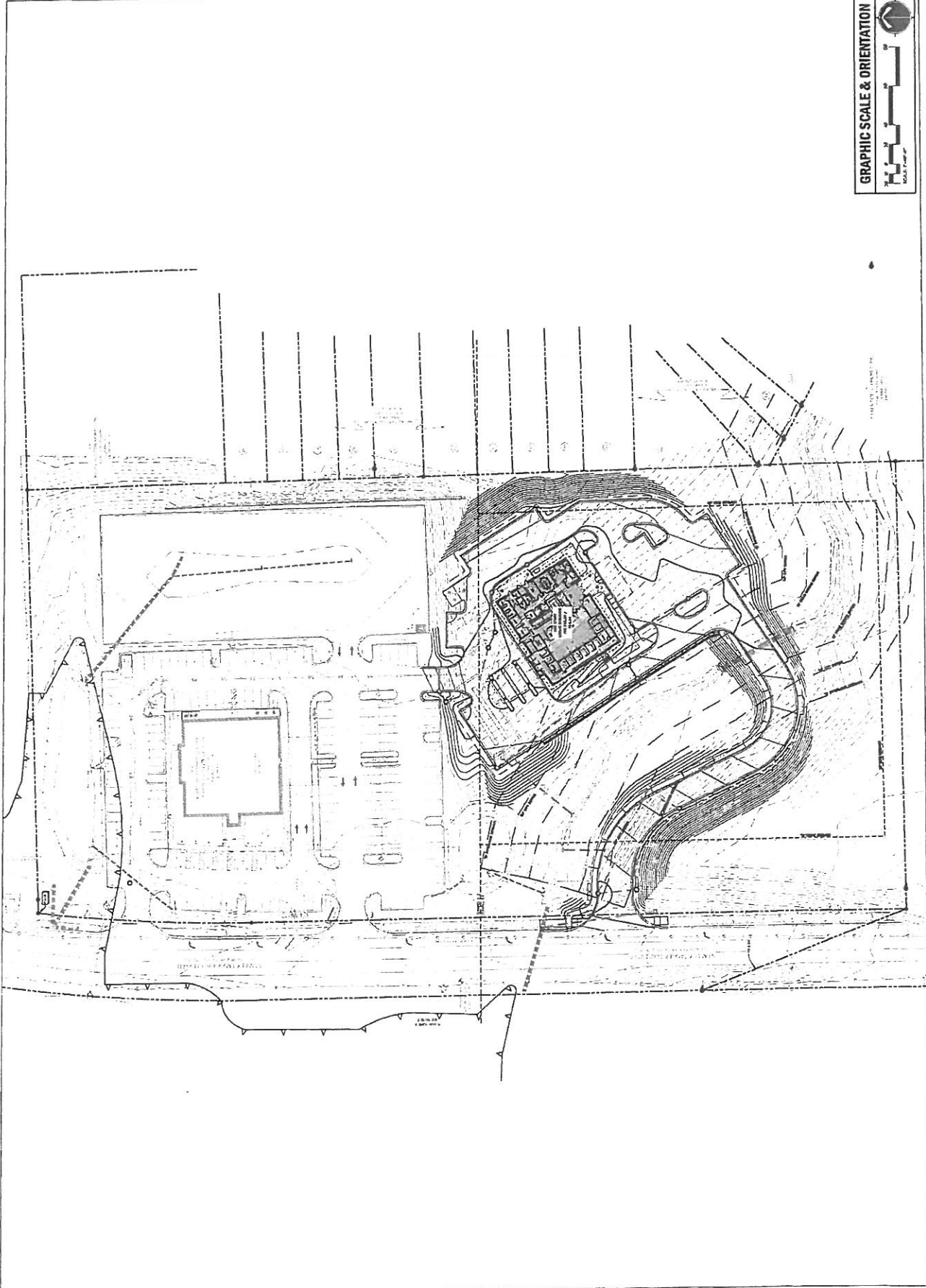
CONCEPTUAL  
SITE PLAN

...  
...

VS-1

...

GRAPHIC SCALE & ORIENTATION  
SCALE: 1" = 100'  
N



**LAND ENGINEERING**  
 1415 TANGER BLVD  
 SUITE 100  
 ATLANTA, GEORGIA 30309  
 TEL: 404.525.1111  
 FAX: 404.525.1112  
 WWW.LANDENGINEERING.COM



**811**  
 Know what's below.  
 Call before you dig.  
**Call 811**  
 or visit [www.811.com](http://www.811.com)

Project Number: 1000-003	Date: 10/17/07
Client: Dooley, Inc.	Scale: As Shown
Sheet: 1 of 2	Author: [Redacted]
Checked: [Redacted]	Reviewed: [Redacted]

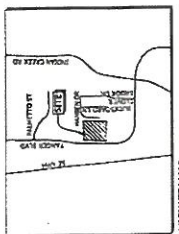
**LYMAN DAVIDSON DOOLEY, INC.**  
 1415 TANGER BLVD  
 SUITE 100  
 ATLANTA, GEORGIA 30309

**HENRY COUNTY  
 SATELLITE GOVERNMENT  
 OFFICE**

Project Name:  
 1415 TANGER BLVD  
 LAND L.C. 161.169  
 DISTRICT: 210  
 COUNTY: HENRY  
 STATE: GEORGIA

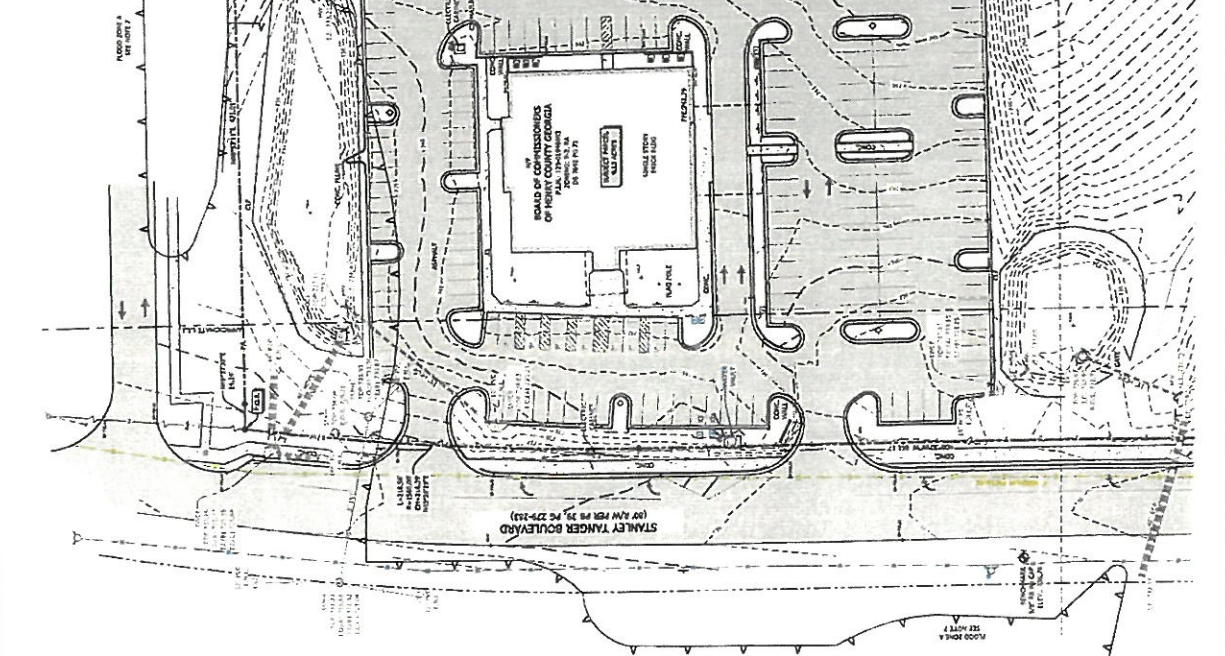
**BOUNDARY  
 TOPO AND UTILITY  
 SURVEY**

Sheet Number: 1 of 2  
 Date: 10/17/07



- SEWERY REFERENCE**
1. 1415 TANGER BLVD
  2. 1415 TANGER BLVD
  3. 1415 TANGER BLVD
  4. 1415 TANGER BLVD
  5. 1415 TANGER BLVD

**CITY OF ACACOST GROVE**  
 1415 TANGER BLVD  
 ATLANTA, GEORGIA 30309



- ABBREVIATIONS**
- BLDG: BUILDING
  - CON: CONCRETE
  - ASPH: ASPHALT
  - GRASS: GRASS
  - PAV: PAVEMENT
  - UTL: UTILITY
  - WATER: WATER
  - SEWER: SEWER
  - STORM: STORM
  - TEL: TELEPHONE
  - POW: POWER
  - WIRE: WIRE
  - POST: POST
  - MARK: MARK
  - PROP: PROPOSED
  - EXIST: EXISTING
  - ADJ: ADJACENT
  - NEAR: NEAR
  - BY: BY
  - TO: TO
  - FROM: FROM
  - ACROSS: ACROSS
  - UNDER: UNDER
  - OVER: OVER
  - THROUGH: THROUGH
  - ALONG: ALONG
  - TO: TO
  - FROM: FROM
  - ACROSS: ACROSS
  - UNDER: UNDER
  - OVER: OVER
  - THROUGH: THROUGH
  - ALONG: ALONG

- LEGEND**
- 1. HIGH PITCH ROOF
  - 2. LOW PITCH ROOF
  - 3. FLAT ROOF
  - 4. GROUND LEVEL
  - 5. GRADE
  - 6. ELEVATION
  - 7. ELEVATION
  - 8. ELEVATION
  - 9. ELEVATION
  - 10. ELEVATION
  - 11. ELEVATION
  - 12. ELEVATION
  - 13. ELEVATION
  - 14. ELEVATION
  - 15. ELEVATION
  - 16. ELEVATION
  - 17. ELEVATION
  - 18. ELEVATION
  - 19. ELEVATION
  - 20. ELEVATION
  - 21. ELEVATION
  - 22. ELEVATION
  - 23. ELEVATION
  - 24. ELEVATION
  - 25. ELEVATION
  - 26. ELEVATION
  - 27. ELEVATION
  - 28. ELEVATION
  - 29. ELEVATION
  - 30. ELEVATION
  - 31. ELEVATION
  - 32. ELEVATION
  - 33. ELEVATION
  - 34. ELEVATION
  - 35. ELEVATION
  - 36. ELEVATION
  - 37. ELEVATION
  - 38. ELEVATION
  - 39. ELEVATION
  - 40. ELEVATION
  - 41. ELEVATION
  - 42. ELEVATION
  - 43. ELEVATION
  - 44. ELEVATION
  - 45. ELEVATION
  - 46. ELEVATION
  - 47. ELEVATION
  - 48. ELEVATION
  - 49. ELEVATION
  - 50. ELEVATION

**GENERAL NOTES:**

1. THIS SURVEY WAS MADE BY THE SURVEYOR IN THE FIELD AND IS BASED ON THE DATA COLLECTED BY THE SURVEYOR.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
11. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
12. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
13. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
14. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
15. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
16. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
17. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
18. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
19. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
20. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
21. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
22. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
23. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
24. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
25. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
26. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
27. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
28. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
29. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
30. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
31. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
32. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
33. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
34. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
35. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
36. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
37. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
38. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
39. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
40. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
41. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
42. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
43. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
44. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
45. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
46. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
47. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
48. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
49. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
50. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

**SURVEYOR'S CERTIFICATION**

I, the undersigned, being a duly licensed Professional Engineer and Land Surveyor in the State of Georgia, do hereby certify that I am the author of the foregoing and that the same is a true and correct copy of the original as the same appears in my files and records.

DATE: 10/17/07

BY: [Redacted]

PROFESSIONAL ENGINEER AND LAND SURVEYOR



**LAND ENGINEERING**  
 1001 S Jack Rabbit Parkway  
 Richmond, Georgia 30353  
 Telephone: 770.633.7400  
 Fax: 770.633.7401  
 CA CALLETON# 17796150

THE ENGINEER ASSURES THAT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN IS BASED UPON THE DATA FURNISHED TO HIM BY THE CLIENT AND HIS FIELD SURVEYORS. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE DATA FURNISHED TO HIM BY THE CLIENT OR HIS FIELD SURVEYORS. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE DATA FURNISHED TO HIM BY THE CLIENT OR HIS FIELD SURVEYORS.



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

Project No:	2016003
Schedule:	1/11/2016
Client:	LYMAN DAVIDSON DOOLEY, INC.
Address:	1405 TANGER BLVD, SUITE 2100, LOUST GLOVE, GA 31050
Surveyor:	DAVIDSON DOOLEY, INC.
Scale:	AS SHOWN
Date:	1/11/2016

Client Prepared For:  
**LYMAN DAVIDSON DOOLEY, INC.**  
 1405 TANGER BLVD, SUITE 2100, LOUST GLOVE, GA 31050

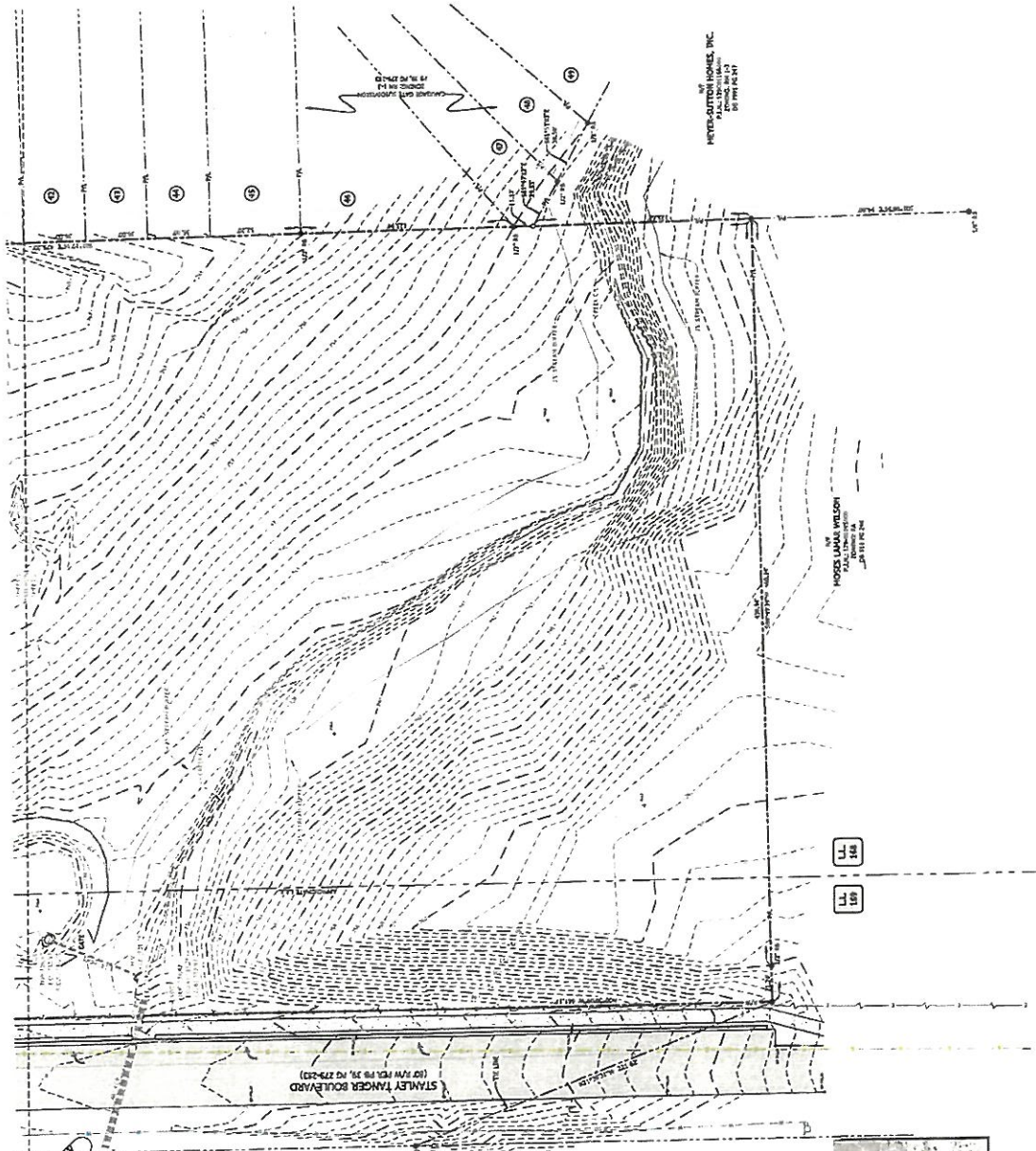
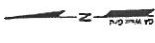
Project Name:  
**HENRY COUNTY GOVERNMENT SATELLITE OFFICE**

Address:  
 1405 TANGER BLVD  
 SUITE 2100  
 LOUST GLOVE, GA 31050  
 COUNTY: HENRY  
 STATE: GEORGIA  
 COUNTY: HENRY  
 STATE: GEORGIA



Sheet Title:  
**BOUNDARY TOPO AND UTILITY SURVEY**

Sheet Number:  
 2 2 2 0



THE ENGINEER ASSURES THAT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN IS BASED UPON THE DATA FURNISHED TO HIM BY THE CLIENT AND HIS FIELD SURVEYORS. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE DATA FURNISHED TO HIM BY THE CLIENT OR HIS FIELD SURVEYORS.



AERIAL PHOTOGRAPH OF THE SITE BY THE ENGINEER.



5/17' BEARING CAPTOP (LSR000843)

**EXHIBIT C**

# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

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

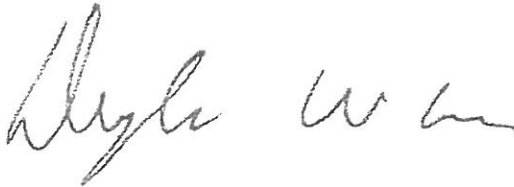
## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HENRY

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

Ad No.: 407446

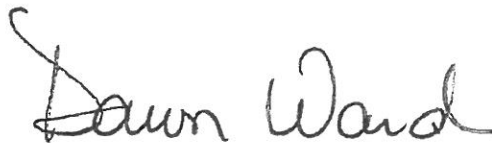
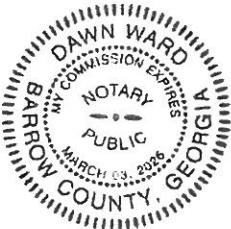
Name and File No.: **PUBLIC HEARING 5/20/24**  
a true copy of which is hereto attached, was published in said newspaper on the following date(s):  
**05/01/2024**



---

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

Sworn and subscribed to before me 1st day of May, 2024



---

Notary Public  
My commission expires 03/03/2026

Ad text :  
Hdh4277  
gpn16

Public Hearing Notice  
City of Locust Grove  
May 20, 2024, 6:00 PM  
Locust Grove Public Safety Building  
3640 Highway 42 South  
Locust Grove, GA 30248

Notice is hereby given as required by Chapter 66 of Title 36 of the Official Code of Georgia Annotated ("Zoning Procedures Law") and Section 17.04 of the Code of Ordinances, City of Locust Grove, Georgia, that the Locust Grove City Council, on Monday, May 20, 2024, at 6:00 PM, will conduct public hearings for the purpose of the following:

**ANNEXATION**

AX-RZ-24-04-01 GA SB 937, now Act 369 signed by GA Governor Kemp on 3/19/2024, annexed multiple tracts into the city of Locust Grove requiring the city to complete the annexation rezoning process per the GA zoning procedures law.

**VARIANCE**

VR-24-03-01 Henry County Government of McDonough, GA requests a variance to allow encroachment into the city's fifty-foot undisturbed stream buffer requirement and into the city's twenty-five-foot impervious setback requirement to construct a one-story government office building.

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

Daunt? Gibbs  
Community Development Director - City of Locust Grove  
5:1, 2024



AFFIDAVIT OF SIGN POSTING

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

1.

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

2.

Henry County Government of McDonough, GA requests a variance to allow encroachment into the city's fifty-foot undisturbed stream buffer requirement and into the city's twenty-five-foot impervious setback requirement to construct a one-story government office building.

3.

GA SB 937, now Act 369 signed by GA Governor Kemp on 3/19/2024, annexed multiple tracts into the city of Locust Grove requiring the city to complete the annexation rezoning process per the GA zoning procedures law.

4.

On the 1<sup>st</sup> day of May 2024, I, Brian Fornal, posted one double-sided sign and nine double-sided notifications on the property advertising a public hearing on the above requests to be heard by the Locust Grove City Council on the 20<sup>th</sup> day of May 2024 at 6:00 p.m. at the Locust Grove Public Safety Building, 3640 Highway 42, Locust Grove, Georgia 30248. Photographs of same are attached hereto as Exhibit "A" and incorporated herein by reference. The public hearing signs were posted at the following locations:

1. The variance sign was placed at 9:20 a.m. on May 1, 2024. It is located on the property of 619 Tanger Blvd. It faces both north and southbound traffic.
2. One annexation sign was placed at 9:35 a.m. on May 1, 2024. It is located on the south side of Bethlehem Road between Academic Drive and Lester Mill Road. The sign is visible to both east and west traffic.
3. The second annexation sign was posted at 9:42 a.m. hours on May 1, 2024. It was posted on the east side of Lester Mill Road just south of Bethlehem Road. The sign is visible to both north and southbound traffic.

4. The third annexation sign was posted at 9:42 a.m. on May 1, 2024. It was posted on the east side of Lester Mill Road just south of Bethlehem Road. The sign is visible to both north and southbound traffic.
5. The fourth annexation sign was posted at 9:50 a.m. on May 1, 2024. The sign is on the south side of Bill Gardner Parkway just east of Lester Mill Road. The sign is visible to east and westbound traffic.
6. The fifth annexation sign was posted at 9:57 a.m. on May 1, 2024. The sign is on the east side of Lester Mill Road south of Frog Road. The sign is visible to both north and southbound traffic.
7. The sixth annexation was posted at 1:20 p.m. on May 1, 2024. The sign is on the north side of Indian Creek Road just east of Lester Mill Road. The sign is visible to all east and westbound.
8. The seventh sign was posted at 10:57 a.m. on May 1, 2024. The sign is posted on the southbound side of Hosannah Road. The sign is between the county line and Locust Grove Griffin Road. It is visible to all east and westbound traffic.
9. The eighth sign was posted at 10:40 a.m. on May 1, 2024. The sign is posted on the north side of Hosannah Road east of Locust Grove Griffin Road. It is visible to all east and westbound traffic.
10. The ninth sign was posted at 11:37a.m. on May 1, 2024. The sign is posted on the west side of Canup Road just south of Hwy. 42. It is visible to north and southbound traffic.
11. The sign was posted at 11:43 a.m. on May 1, 2024. The site is on the east side of Canup Road. It is between Hwy. 42 and the county line. It is visible to all east and westbound traffic.

FURTHER AFFIANT SAYETH NOT.

This is the 1<sup>st</sup> day of May 2024.

3/1/2024  
Affiant

Sworn and subscribed before me  
this 1<sup>st</sup> day of May, 2024

Markeya Moore  
Notary Public



Exhibit "A"





May 1 2024

9 21 AM

Add a description

Size Info

3264 x 2448 2.5 MB 72 dpi 24 bit

Device Info

Apple iPad (8th generation) 3.3 mm f/2.4  
1/160 sec ISO 25 EXP 0 No flash function

Source

This PC

File Path

C:\Users\jacob\Downloads\MSU1278.jpg





IMG\_1707

May 1 2024

9 20 AM

Add a description

Size Info

3264 x 2448 2.5 MB 72 dpi 24 bit

Device Info

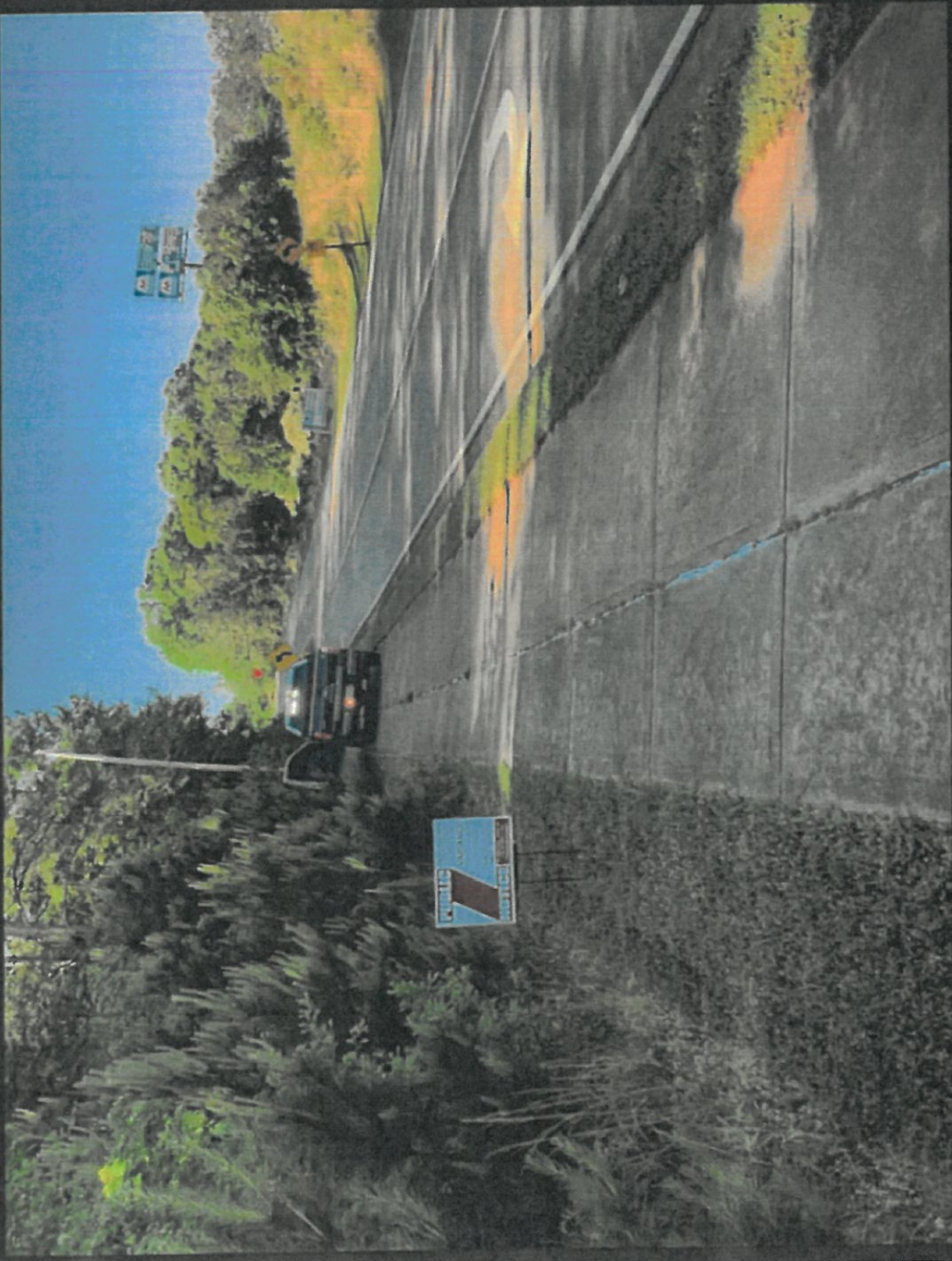
Apple iPad (8th generation) 3.3 mm f/2.4  
1/125 sec ISO 25 EXP 0 No flash function

Source

This PC

File Path

C:\Users\paw.A\Documents\IMG\_1707.jpg



**EXHIBIT D**