

**CITY OF LOCUST GROVE
WORKSHOP MEETING AGENDA
JULY 15, 2013
7:00 P.M.
3644 HIGHWAY 42
LOCUST GROVE, GEORGIA 30248**

CALLED TO ORDER -----MAYOR ROBERT PRICE

INVOCATION ----- MAYOR ROBERT PRICE

PLEDGE OF ALLEGIANCE -----COUNCILMAN SAMMY BROWN

INTRODUCTION OF NEW EMPLOYEE-----MR. TIM YOUNG

- MR. BERT FOSTER – NEW COMMUNITY DEVELOPMENT DIRECTOR

PUBLIC COMMENTS

PUBLIC HEARING ITEMS

NO ITEMS

ACTION ITEMS

CITY OPERATIONS REPORTS

1. MAIN STREET PROGRAM -----MR. TIM YOUNG
2. ADMINISTRATION DEPARTMENT-----MR. TIM YOUNG
 1. ORDINANCE FOR MILLAGE RATE ROLL BACK
3. PUBLIC SAFETY OPERATIONS-----CHIEF JESSE PATTON
4. PUBLIC WORKS OPERATIONS-----MR. JACK ROSE

CITY MANAGER'S COMMENTS - MR. TIM YOUNG

2. ZONING ORDINANCE FOR NEW ANNEXED PROPERTIES
3. REZONING ORDINANCE FOR REVELANT CHURCH PROPERTY
4. REZONING ORDINANCE FOR BERKLEY LAKES SUBDIVISION (CRSO)
5. ARCHTECTURAL REVIEW FOR SHINE-N-GO CAR WASH

MAYOR'S COMMENTS – MAYOR ROBERT PRICE

EXECUTIVE SESSION – (IF NEEDED)

ADJOURN

POSTED AT CITY HALL, JULY 10, 2013 AT 5:00 p.m.

ORDINANCE # _____

AN ORDINANCE TO SET THE MILLAGE RATE FOR THE CITY: TO ROLL BACK THE MILLAGE RATE; TO AUTHORIZE THE CITY CLERK TO FILE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS ORDINANCE; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL INCONSISTENT PROVISIONS; AND FOR OTHER PURPOSES.

WITNESSETH:

WHEREAS, the City of Locust Grove ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia, and is charged with providing public services to local residents; and

WHEREAS, the City wishes to set its millage rate; and

WHEREAS, the City wishes to roll back the mileage rate according to the taxes received by law that are to be credited against the levy; and

WHEREAS, the City finds that it is in the best interest of the citizens of the City of Locust Grove to set the millage rate, roll back the millage rate, and to submit a report of the same to the Department of Revenue.

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

SECTION 1. Millage Rate. The Mayor and Council of the City of Locust Grove hereby set a millage rate of 10.060 mills for the 2014 year.

SECTION 2. Roll Back. The Mayor and Council of the City of Locust Grove hereby roll back the millage rate for 2014 tax year to a millage rate of 0.000 mills, according to the taxes received by law that are to be credited against the levy.

SECTION 3. Authorization for the City Clerk. The City Clerk is hereby authorized to file any and all documents with the Department of Revenue or other entities which are necessary to effectuate this Ordinance.

SECTION 4. Recordation. The City Clerk is hereby directed to record this Ordinance in the official minutes of the City.

SECTION 5.

- 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 I mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- C. 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 any 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 6. **Repeal of Conflicting Provision Except** as otherwise provided herein, all Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 7. **Effective Date.** The Ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Locust Grove.

SO ORDAINED THIS 15th DAY OF JULY, 2013.

ROBERT PRICE, MAYOR

ATTEST:

THERESA BREEDLOVE, CITY CLERK

SEAL:



CITY AND INDEPENDENT SCHOOL MILLAGE RATE CERTIFICATION FOR TAX YEAR 2012

<http://www.etax.dor.ga.gov/ptd/download/index.aspx>

Complete this form once the levy is determined, and if zero, report this information in Column 1. Mail a copy to the address below or fax to (404) 968-0778 and distribute a copy to your County Tax Commissioner and Clerk of Court. This form also provides the Local Government Service Division with the millage rates for the distribution of Railroad Equipment Tax and the Homeowner Tax Relief Grant.

Georgia Department of Revenue
Local Government Services Division
4125 Welcome All Road
Atlanta, GA 30349
Phone: (404) 724-7000 Fax: (404) 724-7011

CITY NAME City of Locust Grove	ADDRESS Theresa Breedlove	PO BOX 900	CITY, STATE, ZIP Locust Grove, GA 30248
FBI # 58-1317295	CITY CLERK Theresa Breedlove	PHONE NO. (770) 957-5043	EMAIL tbreedlove@locustgrove-ga.gov
OFFICE DAYS / HOURS M-F 8:00 AM to 5:00 PM	ARE TAXES BILLED AND COLLECTED BY THE CITY OR (X) COUNTY TAX COMMISSIONER? LIST VENDOR, CONTACT PERSON AND PHONE NO.	FAX (770) 954-1223	

List below the amount & qualifications for each LOCAL homestead exemption granted by the City and Independent School System.

CITY		INDEPENDENT SCHOOL	
Exemption Amount	Qualifications	Exemption Amount	Qualifications

If City and School assessment is other than 40%, enter percentage millage is based on ____%. Please list below the millage rate in terms of mills.
EXAMPLE: 7 mills (or .007) is shown as 7.000. PLEASE SHOW MILLAGE FOR EACH TAXING JURISDICTION EVEN IF THERE IS NO LEVY.

CITY DISTRICTS	DISTRICT NO.	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
List Special Districts if different from City District below such as CID's, BID's, or DA's	List District Numbers	Gross Millage for Maintenance & Operations	Less Rollback for Local Option Sales Tax	Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2)	Bond Millage (If Applicable)	Total Millage Column 3 + Column 4
City Millage Rate		10.060	10.060		0.000	
Independent School System						
Special Districts						

*Local Option Sales Tax Proceeds must be shown as a mill rate rollback if applicable to Independent School.

Name of County(s) in which your city is located: Henry
 I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2012
2012 Date
Theresa Breedlove Mayor



David Curry
Henry County Tax Commissioner

June 28, 2013

Mayor Robert Price
Locust Grove City Hall
Locust Grove, GA 30248

Dear Mayor Price:

I hereby submit the net taxable value of the 2013 Henry County Digest:

Real and Personal	\$	157,530,521.00
Motor Vehicles	\$	9,556,750.00
Mobile Homes	\$	32,131.00
Timber	\$	0.00
Heavy Duty Equipment	\$	0.00
Gross Digest	\$	167,119,402.00
Less M & O Exemptions	\$	3,050,678.00
Net M & O Digest	\$	164,068,724.00

If you have any questions, please feel free to call on me.

Regards,

David Curry

Public Hearing Notice –Rezoning/Annexation

City of Locust Grove

Monday, July 15, 2013

7:00 PM

Locust Grove City Hall – Court Room/Council Chambers

3644 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 17.04.314 of the Code of Ordinances of the City of Locust Grove, Georgia, that the Locust Grove City Council on Monday, July 15, 2013 at 7:00 PM will conduct a public hearing for the purpose of the following:

Rezoning/Annexation

RZ 13-07-03 The City of Locust Grove seeks zoning map amendment on the following properties identified by parcel number recently annexed into the City by State of Georgia Legislative Act Number 88 (H.B. 551):

Parcel ID Number	Location/Address	Zoning Map Amendment
111-01008000	LL 233/234 2 nd District West side Highway 42 south of Bethlehem Rd.	RA (Residential-Agricultural)
111-01009000	LL 233/234 2 nd District West side Highway 42 south of Bethlehem Rd.	RA (Residential-Agricultural)
111-01012000	LL 233/234 2 nd District West Side Highway 42 south of Bethlehem Rd.	C-3 (Heavy Commercial – former Burns on the Grill location) and RA (Residential-Agricultural)
111-01003012	LL 233,234, 247 and 248 2 nd District South Side Bethlehem Rd. west of Highway 42	M-1 (Light Manufacturing)
111-01003007	LL 247/234 2 nd District South Side Bethlehem Rd. west of Highway 42	M-1 (Light Manufacturing)
111-01003013	LL 247/248 2 nd District South Side Bethlehem Rd. west of Highway 42	M-1 (Light Manufacturing)
111-01003014	LL 247/248 2 nd District South Side Bethlehem Rd. west of Highway 42	M-1 (Light Manufacturing)
111-01003015	LL 247/248 2 nd District South Side Bethlehem Rd. west of Highway 42	M-1 (Light Manufacturing)



REZONING

FILE: RZ 13-07-01

July 15, 2013

REZONING PD (C-2) TO OI

Property Information

Tax ID	130-01002007
Location/address	Land Lot 154 of the 2 nd District Hwy 42 between Tanger Blvd. and Locust Rd.
Parcel Size	Approximately 16.7 acres
Current Zoning	PD (planned development (C-2 commercial))
Request	Rezoning to OI (office and institutional)
Proposed Use	Worship Center and related activities
Existing Land Use	Developed – Vacant (graded)
Future Land Use	Community Commercial
Recommendation	(Approve) with conditions

Summary

Relevant Church/Carl Nichols requests rezoning of approximately 16.7 acres from the Locust Grove Station Planned Development PD (C-2 general commercial) to a standalone OI (office and institutional) district for the construction of a worship center, recreation activities, parking and related structures of up to 60,000 square feet of structure and 300+ parking spaces. The project would be done in phases with likely 25,000 – 30,000 square feet of building space constructed and additional space, buildings, etc. built as the congregation grows.

The future land use policy of this area is Community Commercial, meaning that these areas are for shopping centers or other places where the anchor "tenant" is generally less than 70,000 square feet in an overall "center" no greater than 300,000 square feet in area. The proposal here is for a community-wide reaching "anchor" of a church with space requirements generally consistent with the land use policy.

The prevailing land use pattern here has been established by Locust Grove Station, with water and sanitary sewer coming available allowing residential densities to be greater and allowing for more noncommercial activities that do not rely on septic systems. A similar pattern exists at the intersection of Tanger and LG-Griffin Road where an area of LG Station was transformed from 300 townhome units to the campus of Locust Grove First Baptist Church.

The overall request would be supportive of the land use policy and the prevailing zoning scheme. The areas of concern that need to be addressed upon development would be access to the various streets, provision of natural and/or enhanced buffers between dissimilar land uses (especially properties along Higgins Road and within the LG Station residential), including lighting, and the overall architectural elements of structures within the development.



REZONING

FILE: RZ 13-07-01

July 15, 2013

REZONING PD (C-2) TO OI

Service Delivery / Infrastructure

Water and Sewer: Water and sewer services are available via existing lines or nearby via expansions to water and sanitary sewer within Locust Grove Station. All extensions of water/sanitary sewer shall be at the owners expense. The site will be studied for water pressure, as this type of occupancy will require fire sprinklers and any required improvements to serve this site will be borne by the developers..

Police Services: The site lays in the existing city limits and would be on a regular patrol route. Impacts here would be an increase in the need for more patrols within that area and for traffic enforcement.

Fire: Fire and emergency services will be performed by Henry County as is similar with other portions of the city. This type of use is Assembly and will require fire suppression systems (sprinklers). Adequate pressures must be made available for firefighting purposes and potable water use.

Transportation Impacts: At maximum buildout, the estimated number of trips would be 547 per average day typically, with peak hour volumes approximately 34 trips in the per peak AM hour. In comparison, a supermarket alone of the same size would generate over 5,000 trips on the average day, with a peak of 525 trips during the PM peak. A shopping center of the same size would equal over 2,800 trips and 250 peak trips. Given the issues with some of the intersections along Highway 42, the lower number of trips should be seen as beneficial.

Impact. The issue of access is more important, including access to Locust Road, which is currently not shown on the sketch plan. As such, access should be made to this road at least by the 2nd phase of development and should be designed in such a way to discourage vehicle cut through to Tanger Boulevard. Furthermore, the impact of this development should be studied in regards to signalization of Tanger Boulevard and Highway 42, as well as the fact that ROW should be reserved and dedicated for the future roundabout at Hwy 42 and Locust Road, including any development of a right-turning lane onto Locust Road.

This project is subject to the DRI of Locust Grove Station, including the need for signalization at Hwy 42 (if warranted) and also the need for left turning lanes into the development as well as deceleration lanes if warranted and required by the GRTA Notice of Decision.

Criteria for Evaluation of Rezoning Request

Section 17.04.315 Procedure for Hearing Before City Council.

- (a) All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:
 - (1) The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community.



July 15, 2013

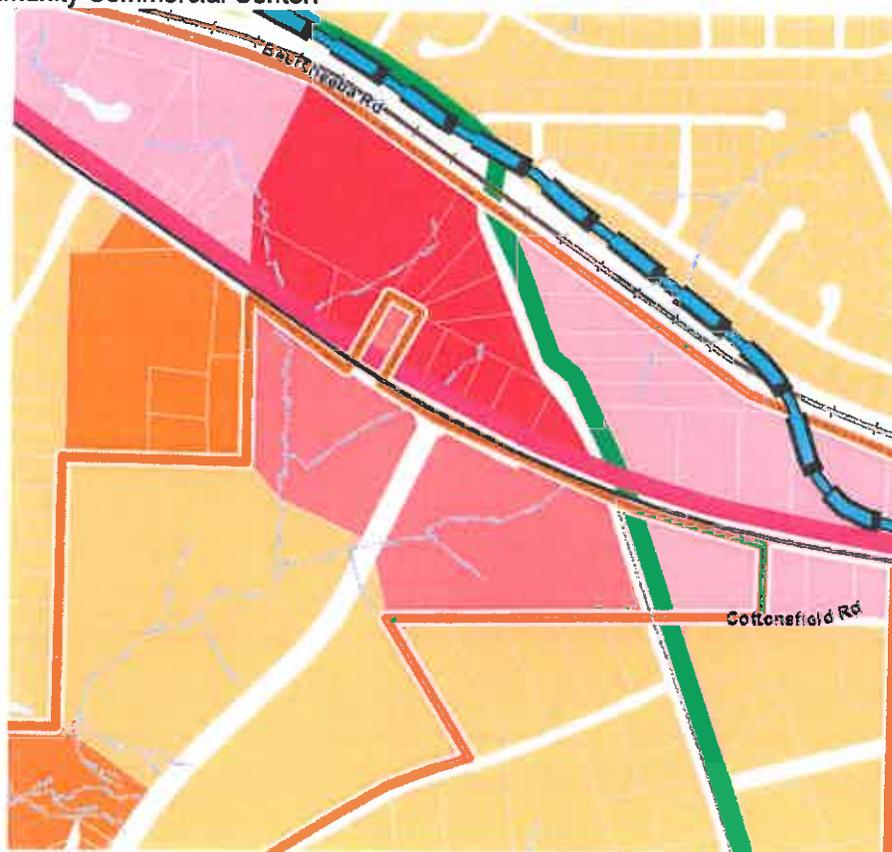
REZONING

FILE: RZ 13-07-01

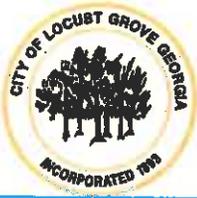
REZONING PD (C-2) TO OI

Discussion: The main impact here will be some traffic increase, albeit at a lower rate that originally intended by the zoning at this intersection.

- (2) **The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter.** Discussion: The request is consistent other zoning and land use patterns within the immediate vicinity.
- (3) **Consistency with the Land Use Plan.** Discussion: The site is consistent with the Joint Future Land Use Policy. Map Portion below shows in the "salmon" color that this area is designated as Community Commercial Center.



- (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Discussion: There will be some impact on infrastructure in the area. Any items related to water pressure and any line extensions will be the responsibility of the applicant.
- (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** Discussion: The development will have some impact on the surrounding area in terms of traffic; however, it is expected to be much less than as



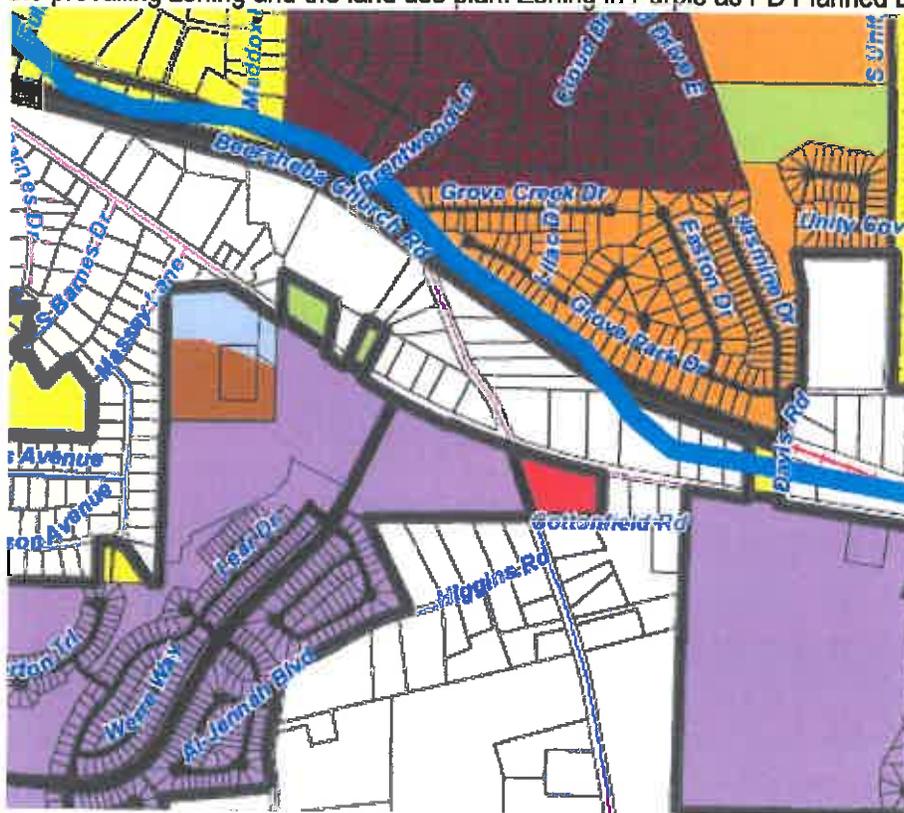
REZONING

FILE: RZ 13-07-01

REZONING PD (C-2) TO OI

currently zoned for retail uses of similar size. With the DRI GRTA conditions as well as those suggested in this report, the overall impact should be slight.

- (6) **The impact upon adjacent property owners should the request be approved.** Discussion: As conditioned, the impact should be kept to a minimum. Particular care should be for the arrangement and location of off-street parking, buffers between the surrounding residential tracts, and the location of access points to and within the development.
- (7) **The ability of the subject land to be developed as it is presently zoned.** Discussion: Currently, the site could be used as currently zoned. The use as suggested is also compatible with the prevailing zoning and the land use plan. Zoning in Purple as PD Planned Development.



- (8) **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.** Discussion: The site is gently rolling and is capable of being developed as requested. Care should be taken with access points and with buffers to the southern properties that are low to medium density residential.
- (9) **The merits of the requested change in zoning relative to any other guidelines and policies for development which the Community Development Commission and City Council may use in furthering the objectives of the Land Use Plan.** Discussion: The merits are consistent with both the prevailing zoning scheme and with the Joint Future Land Use Plan. With certain



REZONING

FILE: RZ 13-07-01

July 15, 2013

REZONING PD (C-2) TO OI

conditions to address the issues raised in this report, the rezoning action would be deemed to be favorable. Approve with conditions.

Proposed Conditions of Zoning:

1. Access to and from Highway 42 shall be subject to GDOT review and approval, including the provision of a possible right turning lane along Highway 42 to Locust Road.
2. Development will incorporate future improvements to Locust Road and Highway 42 intersection as proposed by GDOT, including turning lanes and any ROW requirement for a roundabout as currently intended to be installed late 2016 early 2017.
3. Development will comply with all DRI requirements of the Locust Grove Station development and all requirements of the GRTA Notice of Decision, including the number and arrangement of driveway entrances into the former commercial "Pod". This will include any left turning lanes and right turning lanes into the church property at Tanger Boulevard and along Highway 42, as approved by GDOT.
4. Access shall be made to Locust Road upon the 2nd phase of development (over 30,000 square feet of space). Arrangement of the driveway connection shall be laid out to discourage cut-through traffic between the Tanger and Locust Grove by avoiding any straight lengths of driveway.
5. Recreation areas as depicted on the illustrative site plan shall be operated from 7:00 AM to 10:00 PM.
6. All outdoor lighting (including building lighting packs) shall consist of cut-off fixtures to eliminate glare onto surrounding residential properties. A photometric lighting plan shall be submitted to the Community Development Department for review and approval showing no more than 0.2 foot candle of power at the adjoining residential property lines.
7. Structures shall meet the requirements of the Architectural Review Ordinance (Chapter 15.44) or future equivalent at the time of building plan submittal.
8. Development plans shall incorporate adequate buffer areas between the property and the adjoining residential properties, including incorporation of structural buffer elements (i.e. earthen berms and/or fencing/walls where existing vegetation and/or elevations between adjoining sites prohibit adequate screening with existing plant material or supplemental planting. Buffer widths shall be reduced by up to 50% where structural elements are employed.



July 4, 2013

Attention: Locust Grove Community Development Department

This letter is in regards to the 16 acres on the corner of Hwy 42 between Tanger Blvd and Locust Road (Parcel ID:130-01002007). Relevant Church is currently under contract to purchase said parcel, intends to build a church on this property in the next 3 years, and is requesting rezoning for said project from the city of Locust Grove.

Thanks so much for your consideration in the matter.

A handwritten signature in black ink, appearing to read "Carl Nichols", with a long horizontal line extending to the right.

Carl Nichols
Lead Pastor
Relevant Church

Applicant Campaign Disclosure Form

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

Yes No

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

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

We certify that the foregoing information is true and correct, this ___ day of ___, 2012.

Carlos W. Nichols

Applicant's Name - Printed

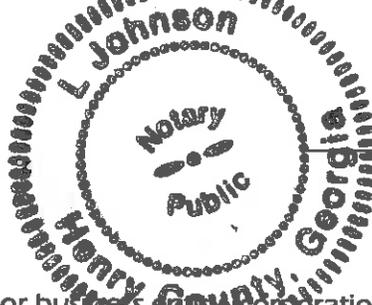
[Signature]

Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 4th day of June, 2012



[Signature]
Notary Public

6/4/13

my commission expires 8-12-16

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



BANK of the OZARKS®

June 4, 2013

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

Re: Tanger property(Locust Grove Station)- C-7-16.77 +/- Acres

Dear Tim:

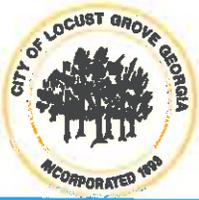
Bank of the Ozarks being the current owners of the 16.77+/- acres undeveloped land on Tanger Boulevard Locust Grove, Henry County, GA give Carol Nichols authorization to act as the Applicant and Representative; and have access to all documents for this property.

If you have any questions concerning the ownership of this property, please call me at 770-898-0852 Ext. 2119.

Sincerely,



Rhonda Clark
AVP, Special Assets Officer
Bank of the Ozarks



REZONING

FILE: RZ 13-07-02

July 15, 2013

REZONING: CRS TO CRSO

Property Information

Tax ID	130-01002007
Location/address	Land Lot 163/164 of the 2 nd District Davis Road and South Unity Grove Road
Parcel Size	Approximately 98 acres
Current Zoning	R-2 with CRS Conditional Use, Within the Tussahaw Watershed Protection District
Request	Remove CRS CU and apply CRSO
Proposed Use	Single family residential subdivision
Existing Land Use	Developed but yet to be platted
Future Land Use	Low Density SF Residential
Recommendation	(Approve) with conditions

Summary

John Hardy Jones, the owner of what was N/F Berkeley Lakes Subdivision, seeks rezoning by removing the CRS Conditional Use for conservation residential subdivision and application of the CRSO conservation residential subdivision overlay zoning district. The city's property along Hosanna Road is similarly zoned, as is the Grove Village Subdivision along LG-Griffin Road to provide greater flexibility in the provision of amenity areas as well as some minor changes in the types of residential exteriors. The net effect will not change the original intent of the development as it is currently zoned and will allow the development to finally be platted and developed.

The future land use policy of this area is Low Density Residential at up to 2 units per acre. The overall development is just over 1.6 units per acre (gross density) and under 3.0 du/acre net density with conditions of zoning specifying lots being a minimum of 65 feet in width and 120 feet in depth or 7,800 square feet that was established when the subdivision was first zoned in late 2005, when the original proposal was to rezone to R-3 with CRS. The proposal is to keep the same layout that has already been developed in lieu of some substitutions of amenities that the CRSO allows in addition to a set number of homes being all brick (30%), brick front and then combination of materials (brick, stucco, stone, fiber cement siding) other than vinyl (30%) and then the remainder of 40% being any combination of all facades but vinyl (reduction in all brick by 35%, but greater variety of housing appearance. The result is still a quality development on lots that are 33% to 67% larger than what has previously been platted within the city (Patriot's Point, Linden Park, Carriage Gate, Locust Grove Station) yet still preserves over 55 acres of open space and keeps structure outside the Skyland Lake Dam breach zone.

The prevailing land use pattern here has been established by the previous rezoning of the tract and that of the Grove Park community nearby, with water and sanitary sewer coming available allowing residential densities to be greater. A similar pattern exists at several of the fringe areas of the city..

Planning the Future . . . in The Grove



REZONING

FILE: RZ 13-07-02

July 15, 2013

REZONING: CRS TO CRSO

The overall request would be supportive of the land use policy and the prevailing zoning scheme. The areas of concern that need to be addressed upon development would be the exact mix of amenities as proposed versus the intent of the ordinance for such a large development. The only active amenity is the "event lawn" with a nearby gazebo. Gone are any pool, tennis court, or basketball court, which some type of hardscape amenity of this size would be worthwhile to see that is outside the impervious surface buffers for the watershed. This amenity area was to serve the larger expansion in the future onto properties owned N/F Andy/Carey Bunn, so there is an even more pressing need for greater amounts of active amenities. Furthermore, there is a possibility to create a greenway trail system along the Wolf Creek area to the Locust Grove Schools complex which is preferred over some of the trails along Davis Road that could actually serve to "connect" places in the future..

Finally, there should be conditions of concurrency (i.e., housing styles should be mixed), so that the development is not "boxed into a corner" of all brick construction. This prevents future actions to soften construction standards while trying to create a better mixture of price points and development appearance.

Service Delivery / Infrastructure

Water and Sewer: Water and sewer services are available via existing lines already in place as part of the original subdivision. Subdivision will need to be platted and reviewed for completeness and adequacy of these installed systems before houses are constructed.

Police Services: The site lays in the existing city limits and would be on a regular patrol route. Impacts here would be an increase in the need for more patrols within that area and for traffic enforcement.

Fire: Fire and emergency services will be performed by Henry County as is similar with other portions of the city.

Transportation Impacts: At maximum buildout, the estimated number of trips would be 1,531 per average day typically, with peak hour volumes approximately 162 trips in the per peak PM hour..

Impact. The street network should be adequate for the most part in handling the additional traffic volumes, in particular South Unity Grove Road. Davis Road has geometric issues near Grove Park and the busy intersection with Highway 42. Turning lanes are provided for right turns into the development. Left turning lanes will likely not be necessary for many years, as the bulk of the development along with roadway will be lower density; however, with the future of Wolf Creek Elementary in the intermediate term, traffic will grow in this vicinity.

Criteria for Evaluation of Rezoning Request

Section 17.04.315 Procedure for Hearing Before City Council.

- (a) All proposed amendments to this chapter or to the official zoning map with required site plans shall be considered at public hearing. The City Council shall consider the following:



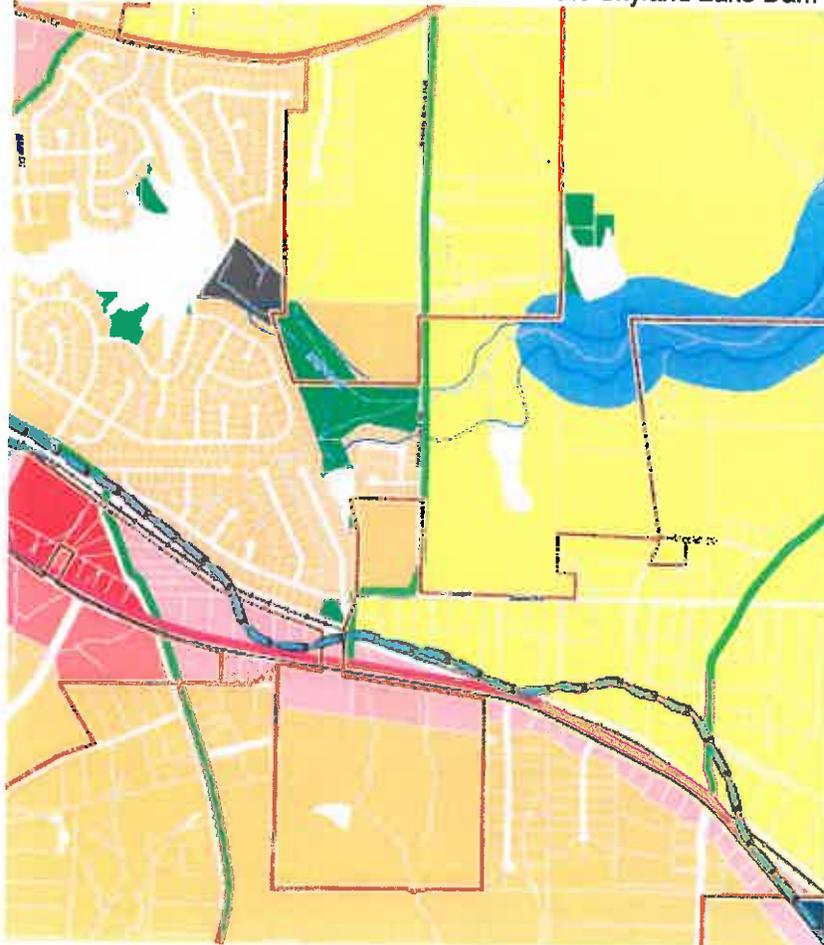
July 15, 2013

REZONING

FILE: RZ 13-07-02

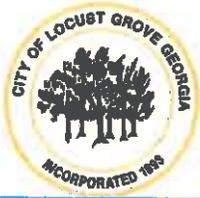
REZONING: CRS TO CRSO

- (1) **The possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community.** Discussion: The main impact here will be some traffic increase, although in an area primarily rural or undeveloped in nature..
- (2) **The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this Chapter.** Discussion: The request is consistent other zoning and land use patterns within the immediate vicinity.
- (3) **Consistency with the Land Use Plan.** Discussion: The site is generally consistent with the Joint Future Land Use Policy. Area is shown as Low Density Residential, which is generally less than 2 units per acre. Area also lies within Water Quality Critical Area of the Tussahaw Watershed Protection District and lies within the inundation area of the Skyland Lake Dam breach zone.



- (4) **The potential impact of the proposed amendment on City infrastructure including water and sewerage systems.** Discussion: There will be some impact on infrastructure in the area, although the development has all the infrastructure necessary to handle the impact..

Planning the Future in The Grove

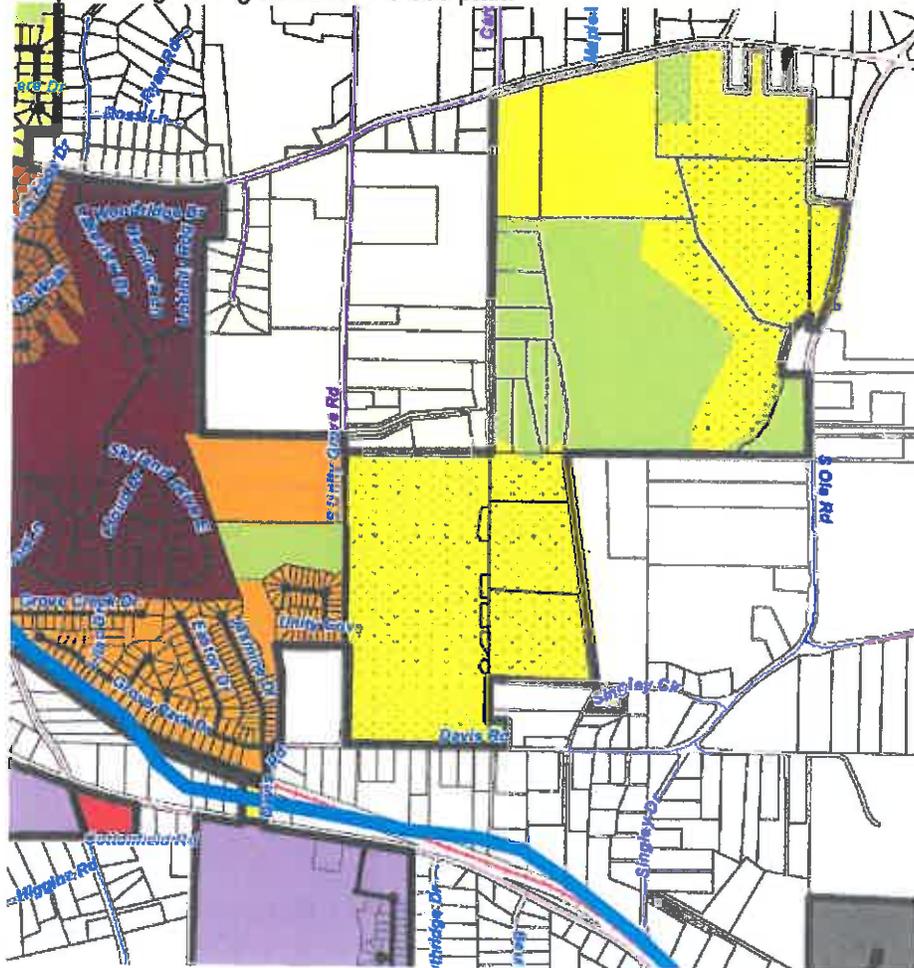


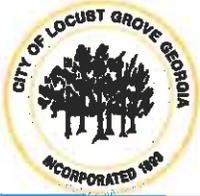
REZONING

FILE: RZ 13-07-02

REZONING: CRS TO CRSO

- (5) **The impact of the proposed amendment on adjacent thoroughfares and pedestrian vehicular circulation and traffic volumes.** Discussion: The development will have some impact on the surrounding area in terms of traffic; however, the area has excess capacity to absorb the increased traffic volume. Placement of multiuse paths would be beneficial to reduce traffic to a marginal extent for recreational and to access nearby schools, etc.
- (6) **The impact upon adjacent property owners should the request be approved.** Discussion: As conditioned, the impact should be less with the preservation of the open space and buffer areas. There will be impacts of the development that is different from the larger rural lots nearby; however, the development has been ready to final plat since 2007.
- (7) **The ability of the subject land to be developed as it is presently zoned.** Discussion: Currently, the site could be used as currently zoned. The use as suggested is also compatible with the prevailing zoning and the land use plan.





July 15, 2013

REZONING

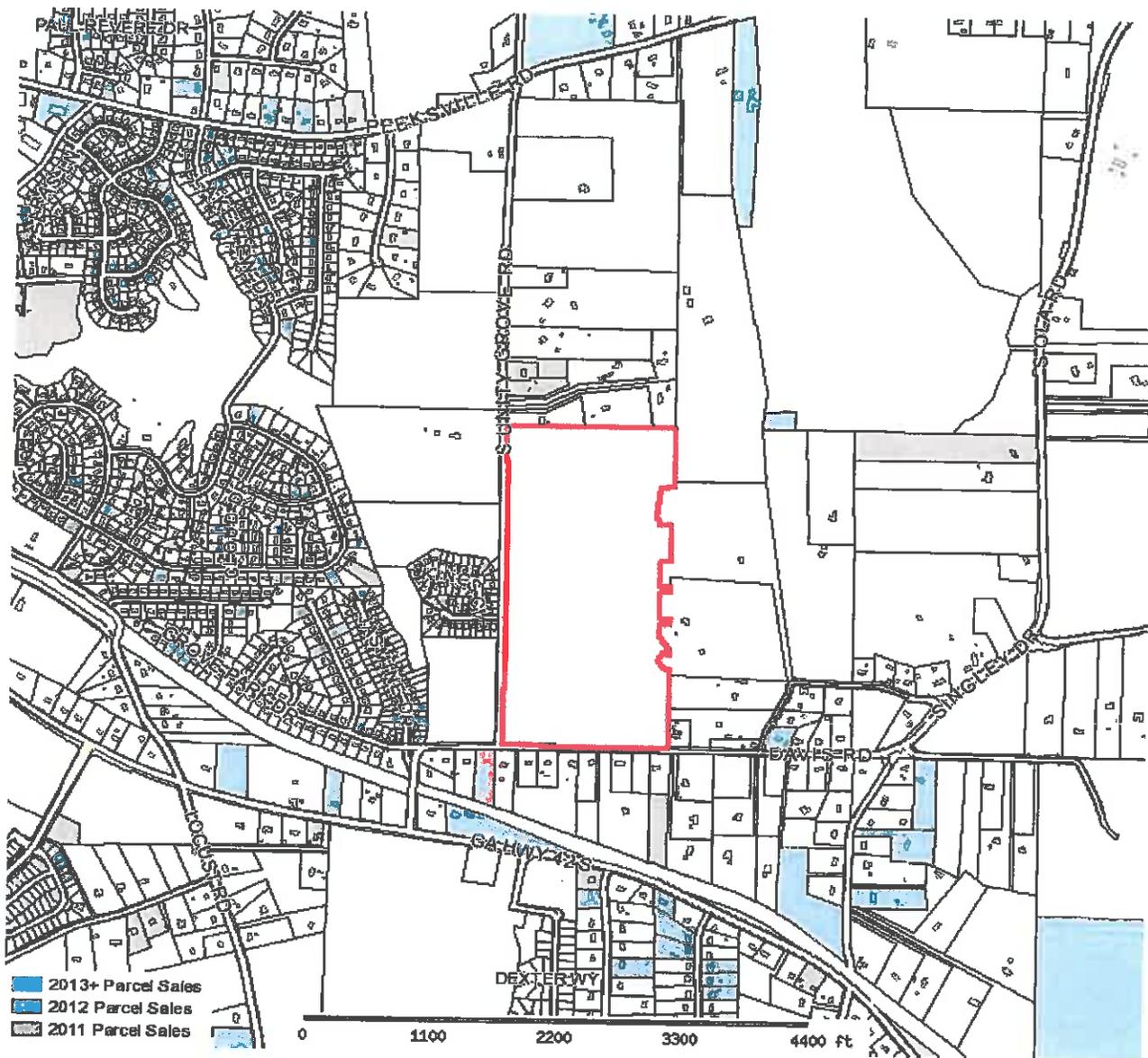
FILE: RZ 13-07-02

REZONING: CRS TO CRSO

- (8) **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.** Discussion: The site is gently rolling and is capable of being developed as requested.
- (9) **The merits of the requested change in zoning relative to any other guidelines and policies for development which the Community Development Commission and City Council may use in furthering the objectives of the Land Use Plan.** Discussion: The merits are consistent with both the prevailing zoning scheme and with the Joint Future Land Use Plan. With certain conditions to address the issues raised in this report, the rezoning action would be deemed to be favorable. Approve with conditions regarding amenities and accessible trails for a future network as desirable to the community as a whole.

Proposed Conditions

1. Due to the overall size of the development, subdivision shall incorporate more active amenities into the final plat for review and acceptance by the Mayor and City Council, including tennis courts and/or possible addition/substitution of a basketball court (s). Plan as submitted does not comply wholly with the CRSO allowed amenities with exception of the lake and the park area. Meadow and bench areas basically enlarge the passive park amenities to over 50% of the required amenity mix. Active amenity area including pavilion and courts, etc. shall be adequately illuminated into the evening to provide safety and security of residents.
2. There should be a concurrency standard added to the allowed housing mix 30% all brick, 30% masonry front, and 40% any combination except vinyl. Concurrency shall consist of 25% all brick, 25% masonry front to 50% any combination until the development reaches 50% buildout (80 lots).
3. Consideration should be given to substitution of the multiuse path along Davis Road in lieu of a multiuse pathway connection through the center of the development towards the Locust Grove Schools Complex at South Ola.
4. The existing lot standards of 65 feet in width and 120 feet in depth shall remain in effect.



JHJ Property			
Parcel: 146-01016000 Acres: 95.66			
Name:	CUST GRV JHJ LLC & 250 FAIRBURN PRTN	Land Value:	\$446,400.00
Site:	525 SOUTH UNITY GROVE RD	Building Value:	\$0.00
Sale:	\$1,350,000 on 12-2008 Reason=LW Qual=U	Misc Value:	\$0.00
Mail:	252 SMOKERISE TRACE PEACHTREE CITY, GA 30269	Total Value:	\$446,400.00



The Henry County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER HENRY COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
Date printed: 07/10/13 : 08:18:02

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June 14, 2013

Letter of Intent

Mr. Tim Young
City Manager Locust Grove
3644 Highway 42
Locust Grove, GA 30248

Re: Berkeley Lakes

Dear Mr. Young:

Please accept this is our letter of intent for the Berkeley Lakes Subdivision rezoning.

We are requesting the rezoning of our property from R-2 Conservation to CRSO, with the following amenities:

- Lake
- Lakeside Walking Trail with Park Benches
- Nature Trail with Bridge
- Wildlife Viewing Stations
- Hilltop Meadow
- Event Lawn
- Pavilion

It is our intent to make this a true conservation style subdivision centered around numerous passive recreation elements. We intend to create a trail network throughout the community that includes several passive recreation destinations such as lakeside parks, wildlife viewing stations, a hilltop meadow, event lawn and Pavilion.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,
John Hardy Jones

2010 Avalon Pkwy., Suite 300
McDonough, GA 30253
Tel: 770-389-8666 * Fax: 770-389-8656

Request for Zoning Map Amendment

Name of Applicant LOCUST GROVE JHJ LLC Phone: 770-389-8666 Date: 3/21/2013
 Address Applicant: 252 SMOKERISE TRACE Fax 770-486-9541 Pager/Cell # _____
 City: PEACHTREE CITY State: GA Zip: 30269 E-mail: _____
 Name of Agent FALCON DESIGN CONSULTANTS Phone: 770-389-8666 Date: 3/21/2013
 Address Agent: 2010 AVALON PARKWAY SUITE 200 Fax 770-389-8656 Pager/Cell # _____
 City: MCDONOUGH State: GA Zip: 30253 E-mail: JPALMER@FDC-LLC.COM

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

Concept Plan Review Conditional Use Conditional Exception Modifications to Zoning Conditions
 Variance Rezoning DRI Review/Concurrent

Request from R-2 CONSERVATION PLAN to CONSERVATION RESERVATION SUBDIVISION OVERLAY
(Current Zoning) (Requested Zoning)

For the Purpose of MODIFY BERKELEY ESTATES ZONING
(Type of Development)

Address of Property: 525 SOUTH UNITY GROVE ROAD

Nearest intersection to the property: DAVIS AND UNITY GROVE ROAD

Size of Tract: 97.98 acre(s), Land Lot Number(s): 163 AND 164 District(s): 2nd

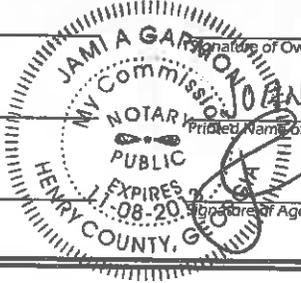
Gross Density: 1.63 units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 146-01016000 (Required)

Witness Signature Jeff R. Grant Signature of Owners _____

Printed Name of Witness JEFF R. GRANT Printed Name of Owner/s JOHN HARDY JONES

Notary Signature Jami A Garman 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: _____

DRI Number: _____ NOD Date: _____

Applicant Campaign Disclosure Form

Has the applicant¹ made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Locust Grove City Council and/or Mayor who will consider the application?
Yes ___ No X

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

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

We certify that the foregoing information is true and correct, this ___ day of ___, 2012.

JOHN HARDY JONES
Applicant's Name - Printed

[Signature]
Signature of Applicant

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 21st day of March, 2012.



Jami A. Garmon
Notary Public

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

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June 14, 2013

Letter of Ownership

Mr. Tim Young
City Manager Locust Grove
3644 Highway 42
Locust Grove, GA 30248

Re: Berkeley Lakes

Dear Mr. Young:

Please accept this is a letter of ownership stating that the owner is Locust Grove JHJ LLC. We are aware of the rezoning of our property from R-2 Conservation to CRSO.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,
John Hardy Jones

Copy of Advertisement

Public Hearing Notice - Rezoning
City of Locust Grove
Monday, July 15, 2013
7:00 PM

Locust Grove City Hall - Court Room/Council
Chambers
3644 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 17.04.314 of the Code of Ordinances of the City of Locust Grove, Georgia, that the Locust Grove City Council on Monday, July 15, 2013 at 7:00 PM will conduct a public hearing for the purpose of the following:

Rezoning

RZ 13-07-01 Relevant Church/Carlos Nichols of Locust Grove, Georgia, as authorized agent by Bank of Ozark of McDonough, GA, requests rezoning from PD (Planned Development - C-2 (general commercial)) to OI (Office and Institutional) for property located between the southeastern quadrant of the intersection of Tanger Boulevard and Highway 42/US Highway 23 and the southwest quadrant of the intersection of Highway 42/US Highway 23 and Locust Road. The property consists of approximately 16.8 acres in Land Lot 156 of the 2nd District, N/F Pod C-7 of the Locust Grove Station Master Planned Development, and the request is for office and institutional use as a church with related recreational activities

Rezoning (with subsequent removal of Conditional Use)

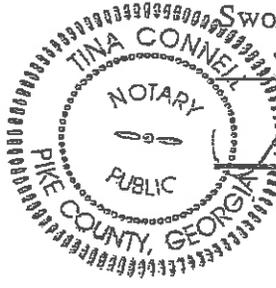
RZ 13-07-02 John Hardy Jones requests rezoning by removing the existing Conditional Use for Conservation Residential Subdivision (CRS per §17.04.070) on property already zoned R-2 (single-family residential) and applying the Conservation Residential Subdivision Overlay (CRSO per §17.04.160) within the R-2 zoning. The property consists of approximately 98 acres in Land Lots 163 and 164 of the 2nd District, located northeast quadrant of the intersection of South Unity Grove Road and Davis Road, and the request is for a single-family residential subdivision with open space, related recreational activities and greater flexibility within the CRSO provisions. The hearing will be held in the Locust Grove City Hall, located at 3644 Highway 42 South

Tim Young, AICP
Community Development Director
City of Locust Grove
June-28/July-5, 2013-H297461

State of Georgia
County of Henry

Personally appeared before the undersigned, **Linda Brooks**, who after being first duly sworn states that she is the legal clerk for the Daily Herald, official legal organ of HENRY COUNTY, GEORGIA, and that upon her own personal knowledge she knows that the advertisement, a true copy of which is hereto annexed, was published in said newspaper of general circulation on the following dates:

June 28, July 5, 2013
Linda Brooks
Affiant



Sworn to and subscribed before me this
5 day of July, 2013
Tina Connel

Notary Public Pike County, Georgia
My Commission Expires July 11, 2014