

RESOLUTION NO. 18-09-050

**A RESOLUTION TO TRANSMIT AN ANNUAL UPDATE OF THE CAPITAL IMPROVEMENT ELEMENT FOR THE CITY OF LOCUST GROVE PORTION OF THE HENRY COUNTY-CITIES JOINT COMPREHENSIVE PLAN TO THE ATLANTA REGIONAL COMMISSION FOR REGIONAL AND STATE REVIEW; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE AND DELIVER ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

**W I T N E S S E T H :**

**WHEREAS**, the City of Locust Grove, Georgia ("City") held a public hearing on September 17, 2018 to transmit an update of the Capital Improvement Element ("CIE") for the City of Locust Grove portion of the Henry County-Cities Joint Comprehensive Plan;

**WHEREAS**, the City has prepared an amendment in accordance with the guidance of the latest Minimum Standards under the Georgia Planning Act and the Rules and Regulations by the Georgia Department of Community Affairs as shown in **Exhibit "A"**;

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

**WHEREAS**, the Mayor and City Council wish to submit the CIE update to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

**WHEREAS**, the Mayor and City Council wish to submit a Statement of Accomplishments of the CIE to the Atlanta Regional Commission for Regional and State review, as per the requirements of Minimum Planning Standards by the Georgia Department of Community Affairs; and,

**WHEREAS**, the Mayor and City Council in the exercise of their sound judgment and discretion, after giving thorough thought to all implications involved, and keeping in mind the public interest and welfare to the citizens of the City, have determined this amendment to be in the best interests of the citizens of the City, that this Resolution be adopted.

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

1. **Authorization.** That the Locust Grove City Council hereby authorizes the Mayor to submit the CIE update to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Minimum Planning Standards of the Georgia Department of Community Affairs.

2. **Public Purpose.** The City finds that the foregoing actions constitute a major stem in preserving the health, safety, well being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
3. **Attestation.** That the Locust Grove City Council hereby authorizes the City Clerk to attest the signature of any City official appearing on documents necessary to carry out this Resolution, to affix the official seal of the City thereto, as necessary, and to place this Resolution and any related documents among the official records of the City for future reference.
4. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, 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 17<sup>th</sup> day of September, 2018.

  
\_\_\_\_\_  
ROBERT S. PRICE, MAYOR

ATTEST:

  
\_\_\_\_\_  
MISTY SPURLING, CITY CLERK

(seal)

**EXHIBIT "A"**

**AMENDMENT TO CAPITAL IMPROVEMENT ELEMENT FOR THE CITY OF  
LOCUST GROVE PORTION OF THE HENRY COUNTY-CITIES JOINT  
COMPREHENSIVE PLAN**

**CAPITAL IMPROVEMENT ELEMENT – SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2019-2023**

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (\$ Share)	(8) Responsible Party
<b>Administration</b>							
Update CIE, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2017	2018	\$ 15,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, impact fees (3% CIE fee)
<b>CIE Cost Recovery</b>							
Update CIE, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2017	2018	\$ 10,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, impact fees (3% CIE fee)
<b>Public Safety</b>							
<b>SPLOST III/IV Involved Projects</b>							
<b>Highways and Streets</b>							
<b>Transportation Planning Related Items</b>							
Realignment of Price Dr to intersect with Strong Rock Pkwy at Bill Gardner Pkwy		2017	2018	\$ 2,000,000	25%	Private, City	Private Developers
Signalization of realigned Price Dr/Strong Rock Pkwy intersection		2017	2018	\$ 100,000	25%	Private, City	Private Developers
Central Connector -- Tanger to Frances Ward Blvd	LCI	TBD	TBD	TBD	25%	GDOT, County, City	GDOT, County, City
Realignment of Price Dr to intersect with Bethlehem Rd		2019	2020	\$ 3,000,000	25%	Private, City	Private Developers
Industrial Interchange at Bethlehem Road and I-75	Citywide	2018	2024	\$ 45,000,000	TBD	Private, SPLOST IV (PE/ROW), HB 170, Local	GaDOT, County, City, Region
<b>SPLOST III/IV Involved Projects</b>							
Roundabout Bill Gardner @ SR 42	Citywide	2020	2023	\$ 3,200,000	20%	GaDOT (20%), Local (80%), T-SPLOST or SPLOST V	GaDOT, City, County
Additional Left-turn lane, Hwy 42 NB onto Bill Gardner Parkway (reconfiguration of existing intersection with enhanced split-phase signalization - striping as deemed necessary by GaDOT). Includes extending turning lane between Bill Gardner towards Cleveland Street to allow for turning onto Bowden Street crossing (See Roundabout Now)	Citywide	2018	2020	\$ -	NA	GaDOT/Local	GaDOT/City
Interchange Reconstruction, Exit 212 at I-75 (formerly TIA-HE-015)	Citywide	2014	TBD	\$ 20,900,000	20%	Local (SPLOST-IV future) and regional	City, County, GaDOT, Region
Bill Gardner Parkway between I-75 and SR 42: enhancements for safety and traffic operations, including possible north side turning lane for dual turning and raised median between I-75 to Highway 42.	Citywide	2018	2020	\$ 1,100,000	20%	Local (100%)	City
Bill Gardner Parkway (HE-126B, CR 650) Widen from 2+4 lanes from Hwy 155 to Lester Mill Road and from 2+6 lanes from Lester Mill Road to west side of I-75 interchange. (former project to upgrade existing 2-lane facility)	Citywide	TBD	TBD	\$ 3,200,000	20%	Private (15%), County (15%), GaDOT (10%), Local (15%) through future SPLOST-IV and regional efforts (45%)	City, County, GaDOT, Region
Overhead Bridge Crossing Study: Study for feasibility and location of overhead bridge over N-S Railway between Bill Gardner and Bethlehem Road.	Citywide	TBD	TBD	\$ 100,000	100%	Local (SPLOST-IV future) and regional	City, County, GaDOT, Region
Roundabout Installation at Hwy 42 and Marketplace Blvd	Citywide	2020	2024	\$ 2,300,000	20%	LMIG, Local, SPLOST V	City, GaDot
<b>Parks and Recreation</b>							
Install walking trails/passive recreation along Davis Lake property		2018	2019	\$ 35,000	10%	Local funds through possible future Impact Fees	City
Construct new passive recreation park on old oxidation pond site		2016	2020	TBD	20%	Impact Fees and City	City
Construct new public pavilion and restrooms at Claude Gray Park	Citywide	2018	2018	\$ 165,000	20%	Impact Fees and City	City
Parks Improvements	Citywide	Ongoing	Ongoing	\$ 50,000	10%	Henry County (65%), Local (35%) through possible future SPLOST and Impact Fees	City, County
				\$ 81,175,000			

# ANNUAL FINANCIAL REPORT FOR 2017 (IMPACT FEE COLLECTIONS)

(1) Public Facility Type		ADMINISTRATION	CIE COST RECOVERY	PUBLIC SAFETY	HIGHWAYS AND STREETS	PARKS & RECREATION	TOTAL
(2) Service Area	CITY WIDE						
(3) Beginning Impact Fee Fund Balance	\$26,437	\$9,090	\$28,097	\$148,507	\$34,647	\$246,778	
(4) Impact Fees Collected	\$7,210	\$1,516	\$14,261	\$42,684	\$147,132	\$212,803	
(5) Accrued Interest	\$13	\$10	\$6	\$57	\$198	\$284	
(6) Project Expenditures	\$0	\$0	\$0	\$0	\$20,304	\$20,304	
(7) Administrative Costs	N/A	N/A	N/A	N/A	N/A	N/A	
(8) Impact Fee Refunds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
(9) Ending Impact Fee Fund Balance	\$33,660	\$10,616	\$42,364	\$191,248	\$161,673	\$439,561	
(10) Impact Fees Encumbered	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

# Impact Fee Collections, Calendar Year 2017

## Revenues

	Administration	C/E Cost Recovery	Public Safety	Highways and Streets	Parks & Recreation	Total
Prior Years Collections	\$26,437	\$9,090	\$28,097	\$148,507	\$34,647	246,778
Interest Income	\$7,210	1,516	14,261	42,684	147,132	212,803
Current Year (2016)	\$13	10	6	57	198	284
	\$7,223	\$1,526	\$14,267	\$42,741	\$147,330	213,087
Total Receipts	\$ 33,660	\$ 10,616	\$ 42,364	\$ 191,248	\$ 181,977	\$ 459,865

## Expenditures

Expenditures Prior	\$10,490	\$ -	\$ 41,209	\$ 142,134	\$ 817,297	\$1,011,130
Expenditures 2017	\$ -	\$ -	\$ -	\$ -	\$ 20,304	\$20,304
Total Expenditures	\$0	\$0	\$0	\$0	\$20,304	\$20,304
Balance at Year End	\$33,660	\$10,616	\$42,364	\$191,248	\$161,673	\$439,561

Source: Audited Financial Statement of City of Locust Grove, Whaley-Hammonds-Tomasello, PC for the year ended December 31, 2017

Note: There were NO refunds on impact fees in 2017.

# Report of Accomplishments: 2017 - 2018 (calendar year budget)

	2017	2018	Responsible Party(ies)	Est. Cost / Source	Status
<b>Community Facilities</b>					
<b>General Facilities</b>					
Municipal Campus Master Plan		Preparing to move into Phase 2			Master plan complete, Phase 1 complete. Phase 2 in pre-planning
City Hall renovations: Offices	Design	Const.	City	TBD	Preparing to create new office space in former City Council Chamber
City Hall renovations: Brick repair		Const.	City	\$25,000/ general fund	Repoint and replace brick where necessary on Historic City Hall Building
City Hall - lightning arrestors		Const.	City	TBD	Install lighting arrestors atop City buildings to protect from strikes
City Hall renovations: Roof repair	Const.		City	\$41,000	Repaired and restored roof along with downspouts, soffits, fascia boards
<b>Water/Sewer</b>					
Upgraded existing lift station	Const.		City	\$132,600	Upgrade and overhaul of chronically failing lift station on Club Dr.
Upgraded water meters citywide		Const.	City	TBD	Provides more accurate method for water accounting
Installing new sewer line under I-75 to serve northeast quadrant of I-75 interchange area	Design	Const.	City	TBD	Install new sewer line to relieve overburdened line
<b>Parks and Recreation</b>					
Park at former Oxidation Pond site	Design	Design	City	TBD	Creation of a community area with walking track, pavillion, and multi-use fields
Claude Gray Park	Design	Const.	City	TBD	Creation of a park to host city-sponsored community events (LG Days, Community Yard Sale, Groovin' in the Grove)
Fishing Park at Davis Lake	Design	Const.	City	\$80,000	Dam repair and clean up to an existing pond, including a dock to be used for fishing. Long-term plan includes walking trails
Trailhead Park	Const.	Const.	City	TBD	Completed the installation of playground equipment, protective fencing and benches



[illegible]



## Land Use

Develop unified development code: review and update land use regulations with county			City	\$10,000, local, staff time and consultant if necessary.	Moved to 2016-2017 period. May develop hybrid form-based code instead. Signage regulations were updated. Changes in accordance with Town Center LCI
Create overlays (Gateway, Historic Downtown and Emerging South) as provided for in Locust Grove Town Center LCI			City	\$3000, local, staff time and consultant if necessary.	Create design overlay districts per findings contained in the Locust Grove Town Center LCI
Revisions to R-3 Ordinance			City	City Staff	Revisions to R-3 (single-family residence) ordinance to address density issues in accordance with FLUM
Adoption of revised Official Zoning Map			City	City Staff	Adoption of revised Zoning Map to reflect stated goals of FLUM
Update Joint Comprehensive Plan (Locust Grove portion)			City, County	\$12,000	Revisions to FLU Map and Narrative to address revised population forecasts, annexations/deannexations, and LCI goals
Locust Grove Specific Plan (part of Joint Plan Update)			City, County	see above	Ongoing. Revisions to FLU Map and Narrative approved in spring/summer 2016; Major revision to Comp. Plan scheduled for October 2018, meetings underway
Work with Henry County on Solid Waste Management Plan			County, City	\$3,000	Completed. Update Ongoing.
Flood Plain and Flood Management regulations			City	City Staff	Updated ordinance to reflect changes mandated by Metro North GA Water Planning District
Stormwater Management regulation			City	City Staff	Adoption of Volume 3, GSWMM, Performing MS4 duties
Erosion and Sedimentation Control regulations			City	City Staff	Update existing ESC ordinance to reflect recent changes at state level. Received partial MOA to conduct inhouse plan reviews

**EXHIBIT "B"**

**PUBLIC NOTICE OF TRANSMITTAL RESOLUTION**

# Henry Herald

38 Sloan Street  
McDonough, Georgia 30253

Phone (770) 957-9161  
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, Robert D. McCray, Vice President of SCNI, which publishes 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.: **563391**

Name and File No.: **PUBLIC HEARING 9/17/18**

a true copy of which is hereto attached, was published in said newspaper on the following date(s):

**08/29/18 Wed**

Robert D. McCray, SCNI Vice President of Sales and Marketing

*Dawn Ward*

By Dawn Ward

Legal Advertising Clerk

Sworn and subscribed before me 08/30/18

*[Signature]*

Notary Public



**Public Hearing Notice**  
City of Locust Grove  
September 17, 2018  
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, September 17, 2018 at 6:00 PM, will conduct public hearings for the purpose of the following:

### **REZONING**

**RZ-18-09-05** David Standard, agent for LG Partners, LLC of McDonough, GA, requests a rezoning from RMH (manufactured home development) to PR-5 (urban infill/active adult planned residential) for property located on Grove Road north of the intersection with Miller Street (Parcel ID 146B-01045005) in Land Lot 188 of the 2nd District. The property consists of approximately 1.5 acres. The request is for a planned residential duplex infill development.

### **VARIANCE**

**VR-18-09-06** Bobby Boan, agent for D.R. Horton - East, of Conyers, GA requests a variance to reduce the front yard setback from twenty-five (25) feet to twenty (20) feet on Lots 202 through 206, 208 through 210, 212 through 226, and 266 through 277 and from twenty-five (25) feet to fifteen (15) feet on Lots 232, 233, and 265 for properties located on Theberton Trail in the Derringstone Manor at Locust Grove Station residential subdivision. The properties are zoned PD/R-3 (planned development/medium-high single-family residence) contains approximately 6.0 acres in Land Lots 154, 155 and 156 of the 2nd District.

### **CONDITIONAL USE**

**CU-18-09-07** Clinton Weinstein, agent for W & S PA, LLC, of Atlanta, GA requests a conditional use for property located on Walker Crossing (portions of Parcel ID 162-01003000) in Land Lot 159 of the 2nd District. The property is zoned M-2 (general industrial) and lies within the Limited Development Area of the Tussahaw Watershed

Protection District. The request is to permit a scrap metal recycling facility.

### **COMPREHENSIVE PLAN**

**COMP-18-09-08** Amendments to the Comprehensive Plan, including the Future Land Use Map and corresponding documents of that element of the plan prior to adoption, to incorporate newly annexed properties, overlay areas resulting from a Livable Centers Initiative study and for other considerations.

### **CAPITAL IMPROVEMENT ELEMENT (CIE) UPDATE**

**CIE-18-09-09** A resolution to transmit an annual update of the Capital Improvement Element for the City of Locust Grove portion of the Henry County-Cities Joint Comprehensive Plan to the Atlanta Regional Commission for regional and state review; to authorize the Mayor and City Clerk to execute and deliver any documents necessary to carry out this resolution; to repeal inconsistent provisions; to provide an effective date; and for other purposes.

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

Bert Foster  
Community Development Director - City of Locust Grove  
928-563391, 8/29