

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: October 23, 2019

ARC REVIEW CODE: P1910231

TO: Mayor Robert Price, City of Locust Grove
ATTN TO: Daunte Gibbs, Director of Community Development
FROM: Douglas R. Hooker, Executive Director, ARC



Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments the Commission's regional plans and policies.

Name of Proposal: 2019 City of Locust Grove CIE Annual Update

Review Type: Local Comprehensive Plan

Description: A review of the 2019 City of Locust Grove Capital Improvements Element (CIE) Annual Update.

Submitting Local Government: City of Locust Grove

Action Under Consideration: Approval

Date Opened: October 23, 2019

Deadline for Comments: November 8, 2019

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
THREE RIVERS REGIONAL COMMISSION
HENRY COUNTY
CITY OF JENKINSBURG

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF NATURAL RESOURCES
SPALDING COUNTY
CITY OF HAMPTON

ARC ENVIRONMENTAL PLANNING
GRTA/SRTA
GEORGIA DEPARTMENT OF TRANSPORTATION
BUTTS COUNTY
CITY OF McDONOUGH

Attached is information concerning this review.

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or 470-378-1531. If ARC staff does not receive comments from you on or before **Friday, Nov. 8, 2019**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. The ARC review website is located at <http://www.atlantaregional.org/land-use/planreviews>.

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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Locust Grove	Date Received:	October 23, 2019
Local Contact:	Daunte Gibbs, Director, Community Development Department		
Phone:	770-957-5043	E-Mail:	dgibbs@locustgrove-ga.gov
Fax:		Website:	https://www.locustgrove-ga.gov/
Street	PO Box 900	City State, Zip:	Locust Grove, GA 30248

Department of Community Affairs Review Required

Review Title:	2019 City of Locust Grove CIE Annual Update
Description:	<p>A review of the 2019 City of Locust Grove Capital Improvements Element (CIE) Annual Update.</p> <p>Document can be viewed on the ARC website at: http://www.atlantaregional.org/landuse Under Plan Review, search for the City of Locust Grove.</p>

The submitted documents are available for review at ARC and the local government.

Reviewing Regional Commission:

Atlanta Regional Commission
229 Peachtree Street NE, Suite 100
Atlanta, GA 30303

Phone 404-463-3100 | Fax 404-463-3254

Contact Person:	Greg Giuffrida, Plan Review Technician
E-Mail	ggiuffrida@atlantaregional.org

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: October 23, 2019

ARC REVIEW CODE: P1910231

TO: ARC Managers

FROM: Greg Giuffrida, Plan Review Technician, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Natural Resources: Santo, Jim

Aging & Health Resources: Perumbeti, Katie

Transportation Access & Mobility: Mangham, Marquitrise

Research & Analytics: Skinner, Jim

Name of Proposal: 2019 City of Locust Grove CIE Annual Update

Review Type: Local Comprehensive Plan

Description: A review of the 2019 City of Locust Grove Capital Improvements Element (CIE) Annual Update.

Submitting Local Government: City of Locust Grove

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Deadline for Comments: November 8, 2019

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]

RESOLUTION NO. 19-10-079

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 October 21, 2019 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 21st day of October, 2019.



ROBERT S. PRICE, MAYOR

ATTEST:



MISTY SPURLING, CITY CLERK

(seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

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

EXHIBIT "B"

PUBLIC NOTICE OF TRANSMITTAL RESOLUTION

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2020 - 2024+

(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
<i>Administration</i>							
Update Plan and methodology, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2019	2021	\$ 20,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, impact fees (3% CIE fee/Admin)
<i>CIE Cost Recovery</i>							
Update CIE, especially Transportation Element upon completion of updated countywide CTP model and project selection	Citywide	2019	2021	\$ 25,000	100%	Local (100%) with Impact Fee Funds	City, Consultant, impact fees (3% CIE fee/Admin)
<i>Public Safety</i>							
SPLOST III/IV Involved Projects							
Additional Parking as part of Phase II of Municipal Complex along both sides of Claude Gray Drive.	Citywide	2020	2022	\$ 500,000	20%	SPLOST IV - V (if approved). Impact fees up to \$100,000	City, impact Fees, SPLOST
<i>Highways and Streets</i>							
Transportation Planning Related Items							
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	Citywide	2020	2025	\$ 6,800,000	25%	Private, City, ARC, GDOT, SPLOST	Private (R/W and or installation), part of Bethlehem Road Interchange
Industrial Interchange at Bethlehem Road and I-75 (LOC-01)	Citywide	2020	2025	\$ 52,000,000	TBD	Private, SPLOST IV (PE/ROW), HB 170, Local (Env + Concept)	GaDOT, County, City, Region
SPLOST / T-SPLOST Involved Projects							
Bill Gardner at SR 42 Intersection - initial was roundabout, but may change to signalization and turning lane additions.	Citywide	2020	2024	\$ 2,250,000	20%	GaDOT (20%), Local (80%), T-SPLOST or SPLOST V	GaDOT, City, County
Additional right-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 and to Peeksville Road.	Citywide	2018	2023	\$ 200,000	20%	GaDOT/Local (utilities)/HB 170	GaDOT/City

CAPITAL IMPROVEMENT ELEMENT -- SCHEDULE OF IMPROVEMENTS FUNDED BY IMPACT FEES - 2020 - 2024+

(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
Interchange Reconstruction, Exit 212 at I-75 (formerly TIA-HE-015)	Citywide	2022	2026	\$ 20,900,000	20%	Local (SPLOST-IV and future T-SPLOST) and regional	City, County, GaDOT, Region
Bill Gardner Parkway between I-75 and Tanger: enhancements for safety and traffic operations, including possible north side turning lane for dual turning and raised median between I-75 to Tanger along with additional left turning lane for WB Bill Gardner to SB I-75.	Citywide	2019	2023	\$ 2,000,000	20%	Local (PE), GDOT/HB-170	City, GaDOT
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	2021	2025	\$ 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	2020	2021	\$ 50,000	100%	Local (SPLOST-IV future) and regional	City, County, GaDOT, Region
Signal Installation at Hwy 42 and Marketplace Blvd	Citywide	2020	2024	\$ 400,000	20%	LMIG, Local, Private Match SPLOST V	City, GaDOT
<i>Parks and Recreation</i>							
Install walking trails/passive recreation along Davis Lake property	Citywide	2019	2022	\$ 135,000	25%	Local funds through possible future Impact Fees	City
Construct new passive recreation park on old oxidation pond site	Citywide	2016	2020	\$ 700,000	100%	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
				\$ 89,230,000			

Impact Fee Collections, Calendar Year 2018

Revenues

	<i>Administration</i>	<i>CIE Cost Recovery</i>	<i>Public Safety</i>	<i>Highways and Streets</i>	<i>Parks & Recreation</i>	<i>Total</i>
Balance Prior Period	\$33,656	\$10,613	\$42,368	\$191,284	\$160,285	\$ 438,206
Collections	\$16,454	\$ 4,074	\$ 30,308	\$ 84,743	\$ 433,324	\$ 568,903
Interest Income	\$22	\$ 13	\$ 17	\$ 123	\$ 257	\$ 432
Current Year (2018)	\$16,476	\$4,087	\$30,325	\$84,866	\$433,581	\$ 569,335
Total Receipts + Balance	\$ 50,132	\$ 14,700	\$ 72,693	\$ 276,150	\$ 593,866	\$ 1,007,541

Expenditures

Expenditures Prior (in balance)	\$10,490	\$ -	\$ 41,209	\$ 142,134	\$ 817,297	\$1,011,130
Expenditures 2018	\$ -	\$ -	\$ -	\$ -	\$ 215,383	\$215,383
Total Expenditures 2018	\$0	\$0	\$0	\$0	\$215,383	\$215,383
Balance at Year End	\$50,132	\$14,700	\$72,693	\$276,150	\$378,483	\$792,158

Source: Audited Financial Statement of City of Locust Grove, Whaley-Hammonds-Tomasello, PC dated July 30, 2019

Note: There were NO refunds of impact fees in 2018.

In 2009, a \$1245 adjustment was made to credit Accounts Payable with funds from Development Impact Fees (see attached balance sheet from 2009/2010 audit by Vance and Associates. This is reflected in the current fund balance.