



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: 4/13/2005

ARC REVIEW CODE: P504131

TO: Mayor Lorene M. Lindsey
ATTN TO: Tim Young, Director of Community Development
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: City of Locust Grove Capital Improvements Element
Review Type: Local Comprehensive Plan

Description: Capital Improvements Element 2005 for the City of Locust Grove.

Submitting Local Government: City of Locust Grove

Action Under Consideration: Approval

Date Opened: 4/13/2005

Deadline for Comments: 4/27/2005

Earliest the Regional Review can be Completed: 6/13/2005

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

ARC LAND USE PLANNING
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF STOCKBRIDGE

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
HENRY COUNTY
CITY OF HAMPTON

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF McDONOUGH

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 4/27/2005, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .



REGIONAL REVIEW NOTIFICATION

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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Locust Grove	Date Received:	4/13/2005
Local Contact:	Tim Young, Director of Community Development City of Locust Grove	Public Hearing Date and Time:	4/27/2005 8:30am
Phone:	770-692-2321	E-Mail:	tyoung@locustgrove-ga.gov
Fax:	770-692-2327	Website:	
Street	Post Office Box 900	City State, Zip:	Locust Grove, Georgia 30248

Department of Community Affairs Review Required

Review Title:	City of Locust Grove Capital Improvements Element
Description:	Capital Improvements Element 2005 for the City of Locust Grove. Document can be viewed on the ARC website at: http://www.atlantaregional.com/qualitygrowth/compplanreviews.html Click on the Regional Review Notice for the City of Locust Grove.

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

Reviewing Regional Development Center:

Atlanta Regional Commission
40 Courtland Street, NE Atlanta, GA. 30303
Phone 404.463.3302 FAX 404.463.3254

Contact Person:	Mike Alexander, Review Coordinator
E-Mail	malexander@atlantaregional.com

RESOLUTION NO. 05-04-022

A RESOLUTION TO AUTHORIZE THE MAYOR TO SUBMIT THE CAPITAL IMPROVEMENTS ELEMENT 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

WITNESSETH:

WHEREAS, the City of Locust Grove, Georgia ("City") is a public body, corporate and politic, duly chartered as a municipal corporation and existing under the laws of the State of Georgia; and

WHEREAS, the City is charged with providing public services to local residents; and

WHEREAS, the City of Locust Grove has prepared a Capital Improvements Element as an amendment to the *Henry County/Cities Joint Comprehensive Plan*; and

WHEREAS, the Capital Improvements Element was prepared in accordance with the "Development Impact Fee Compliance Requirements" and the "Minimum Planning Standards and Procedures for Local Comprehensive Planning" adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and duly advertised Public Hearings were held on September 13, 2004, at 7:00 P.M. and April 4, 2005, at 7:00 P.M. in the Locust Grove City Hall; and

WHEREAS, the Mayor and City Council wish to submit the Capital Improvements Element to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements; and

WHEREAS, the Mayor and Council of the City of Locust Grove, Georgia, 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 of the citizens of the City, have determined it to be in the best interest 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 Capital Improvements Element to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements. The Mayor shall also be authorized to execute any documents necessary to submit the Capital Improvements Element to the Atlanta Regional Commission.

2. **Public Purpose.** The City finds that the foregoing actions constitute a major step 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 the 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 4th day of April, 2005.


LORENE LINDSEY, Mayor

ATTEST:



TERESA BREEDLOVE, City Clerk

TRACEY SULLIVAN, ASST. CITY CLERK

(seal)

Capital Improvements Element

An Amendment to the Locust Grove Comprehensive Plan

Introduction

The purpose of a Capital Improvements Element (CIE) is to establish where and when certain new capital facilities will be provided within a jurisdiction and how they may be financed through an impact fee program. As required by the Development Impact Fee Act, and defined by the Department of Community Affairs in its *Development Impact Fee Compliance Requirements*, the CIE must include the following for each category of capital facility for which an impact fee will be charged:

- the designation of **service areas** - the geographic area in which a defined set of public facilities provide service to development within the area;
- a **projection of needs** for the planning period of the adopted Comprehensive Plan;
- the designation of **levels of service (LOS)** - the service level that will be provided;
- a **schedule of improvements** listing impact fee related projects and costs for the first five years after plan adoption; and
- a description of **funding sources** proposed for each project during the first five years of scheduled system improvements.

System improvements expected to commence or be completed over the coming five years are also shown in the attached Short-Term Work Program (STWP) supplement. The STWP supplement covers the upcoming five-year period, beginning with the current year.

Categories for Assessment of Impact Fees

To assist in paying for the high costs of expanding public facilities and services to meet the needs of projected growth and to ensure that new development pays a reasonable share of the costs of public facilities, the City of Locust Grove has adopted impact fees for parks, roads, and public safety facilities.

Components of the Impact Fee System

The Locust Grove Impact Fee System consists of several components:

- This Comprehensive Plan, including future land use assumptions and projected future demands;
- Service area definition and designation;
- Appropriate level of service standards for each impact fee eligible facility category;
- A methodology report, which establishes the impact cost of new growth and development and thus the maximum impact fees that can be assessed;
- This Capital Improvements Element to implement the City's proposed improvements; and
- A Development Impact Fee Ordinance, including an impact fee schedule by land use category.

Police Department Facilities

Service Area

The Police Department provides primary law enforcement services to all residents and employees, as well as all property in the city. The entire city is therefore considered a single service district for law enforcement services provided by the Police Department.

Projection of Needs

Between 2005 and 2025, the functional population (a combination of residents and employees) in the police facilities service area will grow from 6,677 to 60,265, an increase of 53,588 persons.

Level of Service

The current (2005) level of service is adopted as the City's LOS standard for police facilities. The future demand in facility space, based on the adopted LOS, is shown in Table P-1. There is no existing deficiency.

Table P-1
Future Demand Calculation

SF/functional population	Functional Pop Increase (2005- 25)	New Square Feet Demanded
0.4210	53,588	22,561

Capacity to Serve New Growth

In Table P-2 a set of capital projects is shown that will meet the future demand for Police Department facility space. The first project is the currently programmed District Court and Police Department facility. Upon completion, this facility will replace the current space occupied by the Department. Neither the replacement space nor the court space is impact fee eligible. The project listed as "expansion" could take the form of an expansion of the existing facility space, or some other facility space provided at another site.

Table P-2
Future Police Facility Projects

Year	Functional Pop Increase	SF Demanded (annual)	Running Total: SF Demanded	Project	Square Feet fro New Growth
2005	0	0			
2006	2,303	970	970	New Facility*	9,322
2007	2,918	1,229	2,198		
2008	3,574	1,505	3,703		
2009	4,204	1,770	5,473		
2010	4,713	1,984	7,457		
2011	5,010	2,109	9,566		
2012	5,036	2,120	11,686		
2013	4,787	2,015	13,701		
2014	4,317	1,817	15,519		
2015	3,714	1,564	17,083	Expansion	13,239
2016	3,072	1,293	18,376		
2017	2,464	1,037	19,413		
2018	1,928	812	20,225		
2019	1,489	627	20,852		
2020	1,138	479	21,331		
2021	868	365	21,696		
2022	1,065	449	22,144		
2023	403	170	22,314		
2024	322	136	22,450		
2025	265	111	22,561		
Total					22,561

*The total facility will be 17,820 square feet. Of this, 5,687 s.f. is district court space and 2,811 s.f. is a replacement for existing space; the total of these square footages (8,498) is not impact fee eligible.

Capital Project Costs

Table P-3 presents the capital project costs related to the projects in the previous table, as well as an identification of the impact fee eligible portions of the projects. Since a portion of the facility space in the first project replaces existing Department space and also provides court space the project itself is not 100% impact fee eligible. Of the 17,820 square feet in the facility approximately 5,687 square feet is for the district court and 2,811 square feet is a replacement of existing Police Department space. The remainder of the space provided in the new facility (9,322 square feet) is impact fee eligible and represents 52% of the total facility space.

Table P-3
Project Costs to Meet Future Demand

Year	Project	Square Feet	Cost*	% for New Growth	New Growth Cost
2006	New Facility	17,820	\$3,437,931	52.31%	\$1,798,451
2015	Expansion	13,239	\$2,506,397	100.00%	\$2,506,406
			\$5,944,328		\$4,304,857

*Cost for new facility includes debt service; cost for future expansion based on an average construction cost of \$189 per square foot.

Parks and Recreation Facilities

Service Area

Demand for recreational facilities is almost exclusively related to the city's resident population. Businesses make some use of public parks for office events, company softball leagues, etc., but the use is incidental compared to that of the families and individuals who live in the city. Thus, a parks and recreation impact fee is limited to future residential growth. Park and recreation access within the city is not restricted to any specific residents, and so for parks and recreation services a service district is established city-wide.

Projection of Needs

Between 2005 and 2025, the number of dwelling units in the park facilities service area will grow from 1,710 to 15,380, an increase of 13,670 dwelling units.

Level of Service

Over the next 20 years, the City will actively acquire new parkland and construct new developed components. The City has adopted a park acreage and developed components level of service standard based on the year 2005 level of service. Table PR-1 shows the adopted LOS standard, as well as the calculation of future demand for park land and components. There is no existing deficiency in parks acreage or developed component categories.

Table PR-1
Future Demand Calculation

AC/1,000 Dwelling Units	Number of New Dwelling Units (2005-25)	Acres Demanded
23.07	13,670	315.34

Adopted LOS per 1,000 Dwelling Units	New Components Demanded (2005-2025)	
3.508	48	Ball Fields
1.169	16	Tennis Courts
0.585	8	Football Fields
0.585	8	Trails*
1.754	24	Playgrounds
1.169	16	Shelters/Pavilions

*Includes multi-purpose, walking, and jogging trails.

Capacity to Serve New Growth

In Table PR-2 the future demand for park acreage is calculated on an annual as well as running total basis. The table also presents a schedule of land acquisitions that will meet the demand.

These future park projects may be additions to existing parks or entirely new parks. In addition, the final projects may vary in size and timing from those shown here.

**Table PR-2
Future Park Land Acquisition**

Year	New Dwelling Units	AC Demanded (annual)	Running Total: AC Demanded	Project	Acres Added
2005	0	0			
2006	590	13.6	14		
2007	747	17.2	31		
2008	915	21.1	52		
2009	1,076	24.8	77		
2010	1,206	27.8	105	Future Park A	100
2011	1,281	29.6	134		
2012	1,288	29.7	164		
2013	1,223	28.2	192		
2014	1,103	25.4	217	Future Park B	100
2015	948	21.9	239		
2016	783	18.1	257		
2017	627	14.5	272		
2018	490	11.3	283		
2019	378	8.7	292		
2020	288	6.6	299		
2021	218	5.0	304	Future Park C	125
2022	269	6.2	310		
2023	99	2.3	312		
2024	78	1.8	314		
2025	64	1.5	315		
Total Acres:					325

Capital Project Costs

Future developed component costs are estimated in **Table PR-3**; future parkland acquisition costs are shown in **Table PR-4**. In addition to cost estimates, both tables identify the portion of capital project costs that are impact fee eligible. No additional developed components are anticipated within the next five years; these facilities will be scheduled after additional park land is acquired.

Table PR-3
Future Developed Components Costs

Facility Type	Units to be Added (2005- 2025)	Cost per Unit*	Net Cost to New Growth
Ball Fields	48	\$341,000	\$16,368,000
Tennis Courts	16	\$55,000	\$880,000
Football Fields	8	\$462,000	\$3,696,000
Trails*	8	\$50,000	\$400,000
Playgrounds	24	\$160,000	\$3,840,000
Shelters/Pavilions	16	\$41,200	\$659,200
			\$25,843,200

*Where available City cost estimates are shown; otherwise costs estimates are based on comparable facility costs.

Of the 125 acres provided by the third land acquisition project only 115 acres (92%) are required to serve new growth to 2025. The remaining ten acres will serve new growth beyond the current planning horizon (2025).

Table PR-4
Land Acquisition Costs to Meet Future Demand

Year	Project	Acres	Cost*	% for New Growth	New Growth Cost
2010	Future Park A	100	\$1,200,000	100.00%	\$1,200,000
2014	Future Park B	100	\$1,200,000	100.00%	\$1,200,000
2021	Future Park C	125	\$1,500,000	92.27%	\$1,384,100
			\$3,900,000		\$3,784,100

*Based on an average land acquisition cost of \$12,000 per acre.

Road Improvements

Service Area

Demand for transportation facilities is directly related to the city's residential and employment population. A multitude of trips, varying by type (home-to-work, business-to-business, home-to-shopping, school-to-home, etc.) are made throughout the city. In addition, the city does not restrict access to its road system. Road improvements are based on road network-level computer modeling and calculations; for this reason road improvements are considered as a city-wide service area.

Projection of Needs

Between 2005 and 2025, the functional population (a combination of residents and employees) in the police facilities service area will grow from 6,677 to 60,265, an increase of 53,588 persons. This residential and employment growth will proportionally increase demands on the city road network.

Level of Service

The City has adopted a level of service based on the letter grade "D" from *The Highway Capacity Manual, Special Report 209*, Transportation Research Board (1985). This LOS is described as "high density, but stable flow, speed and freedom to maneuver are severely restricted, poor level of comfort, small increases in traffic flow will cause operational problems." This is the minimum desired LOS for the city road network; conditions on individual roads will vary as a result of the combination of road projects required to achieve the system-wide LOS. One road segment (State Route 42 from Bill Gardner Parkway to Peeksville Road) is operating at a current deficiency.

Capacity to Serve New Growth

A series of road projects has been programmed that are intended to provide the desired LOS to the road network in the city. These projects are shown in **Table R-1**. The majority of these projects provide added capacity for new growth (measured as trip capacity); a number of reconstruction projects that do not add capacity are also required to achieve the desired LOS.

Table R-1

Future Road Projects

Project	From	To	Project Type
<hr/>			
I-75 At Locust Grove Griffin Road			Interchange with I-75
Bill Gardner-Peeksville Connector	Bill Gardner Pkwy.	Peeksville Rd.	4-lane new road
Leguin Mill-Grove Rd. Connector (Loop Road)	Leguin Mill Rd.	Grove Rd.	2-lane new road
Locust Rd.-Davis Rd. Connector	Locust Rd.	Davis Rd.	2-lane new road
Price Dr. Extension	Current Terminus	Indian Creek Rd.	2-lane new road
E. I-75 Frontage Rd.	Bill Gardner Pkwy.	Bethlehem Rd.	2-lane new road
Indian Creek-Tanger Blvd. Connector (Loop Road)	Indian Creek Rd.	Tanger Blvd.	2-lane new road
Bethlehem-Pine Grove Connector (Loop Road)	Bethlehem Rd.	Grove Rd.	2-lane new road
Bethlehem-Lester Mill	Bethlehem Rd.	Lester Mill Rd.	2-lane new (loop) road

Table R-1 continued...

Project	From	To	Project Type
Davis Lk.-Colvin	Davis Lk. Rd.	Davis Lk. Rd.	2-lane new (loop) road
Colvin-So. Bethany	Colvin Rd.	Colvin Rd.	2-lane new (loop) road
So. Bethany-Hi Hope	So. Bethany Rd.	Hi Hope Rd.	2-lane new (loop) road
Hi Hope-Leguvin Mill	Hi Hope Rd.	Leguin Mill Rd.	2-lane new (loop) road
Bill Gardner Pkwy.	SR 155	Lester Mill Rd.	2 to 4 thru lanes
Bill Gardner Pkwy.	Lester Mill Rd.	Price Dr.	2 to 6 thru lanes
Bill Gardner Pkwy.	Price Dr.	SB I-75 Ramps	2 to 6 thru lanes
Bill Gardner Pkwy.	SB I-75 Ramps	Tanger Blvd.	4 to 6 thru lanes
Bill Gardner Pkwy.	Tanger Blvd.	Bill Gardner-Peeksville Conn.	4 to 6 thru lanes
Peeksville Rd.	Bill Gardner-Peeksville Conn.	Leguin Mill Rd.	2 to 4 thru lanes
Peeksville Rd.	Leguin Mill Rd.	Unity Grove Rd.	2 to 4 thru lanes
Peeksville Rd.	Unity Grove Rd.	So. Ola Rd.	2 to 4 thru lanes
Peeksville Rd.	So. Ola Rd.	Burg Rd.	2 to 4 thru lanes
SR 42	Harris Rd.	Bethlehem Rd.	2 to 4 thru lanes
SR 42	Bethlehem Rd.	Bill Gardner Pkwy.	2 to 4 thru lanes
SR 42	Bill Gardner Pkwy.	Peeksville Rd.	2 to 4 thru lanes
SR 42	Peeksville Rd.	Locust Grove Griffin Rd.	2 to 4 thru lanes
SR 42	Locust Grove Griffin Rd.	Grove/Roberts	2 to 4 thru lanes
SR 42	Grove/Roberts	Tanger Blvd.	2 to 4 thru lanes
SR 42	Tanger Blvd.	Locust Rd.	2 to 4 thru lanes
SR 42	Locust Rd.	Butts County Line	2 to 4 thru lanes
Locust Grove Griffin Rd.	Lester Mill Rd.	I-75	2 to 4 thru lanes
Locust Grove Griffin Rd.	I-75	Tanger Blvd.	2 to 4 thru lanes
Locust Grove Griffin Rd.	Tanger Blvd.	Roberts Rd.	2 to 4 thru lanes
Tanger Blvd.	Tanger Outlet Driveway	Indian Creek Rd.	2 to 4 thru lanes
Tanger Blvd.	Indian Creek Rd.	Locust Grove Griffin Rd.	2 to 4 thru lanes
Tanger Blvd.	Locust Grove Griffin Rd.	US23/SR42	2 to 4 thru lanes
Indian Creek Rd.	Lester Mill Rd.	Price Dr.	2 to 4 thru lanes
Indian Creek Rd.	Price Dr.	I-75	2 to 4 thru lanes
Indian Creek Rd.	I-75	Indian Creek-Tanger Conn.	2 to 4 thru lanes
Roberts Rd./Grove Rd.	Locust Grove Griffin Rd.	US23/SR42	2 to 4 thru lanes
Roberts Rd./Grove Rd.	US23/SR42	Jackson St.	2 to 4 thru lanes
Lester Mill Rd.	Bill Gardner Rd.	Bethlehem Rd.	Reconstruction
Lester Mill Rd.	Bill Gardner Rd.	Indian Creek Rd.	Reconstruction
Price Dr.	Bill Gardner Rd.	Bethlehem Rd.	Reconstruction
Price Dr.	Bill Gardner Rd.	Price Dr. Extension	Reconstruction
Bethlehem Rd.	Lester Mill Rd.	US23/SR42	Reconstruction
Colvin Rd.	US23/SR42	Davis Lk. Rd.	Reconstruction
Colvin Rd.	Davis Lk. Rd.	So. Bethany Rd.	Reconstruction
So. Bethany Rd.	Jackson St.	Hi Hope Rd.	Reconstruction
So. Bethany Rd.	Hi Hope Rd.	Colvin Rd.	Reconstruction
Locust Rd.	Higgins Dr.	US23/SR42	Reconstruction
Grove Rd.	Jackson St.	Leguin Mill-Grove Conn.	Reconstruction
Leguin Mill Rd.	Peeksville Rd.	Hi Hope Rd.	Reconstruction
Hi Hope Rd.	Leguin Mill Rd.	So. Bethany Rd.	Reconstruction
Pine Grove Rd.	Bethlehem-Pine Grove Conn.	Davis Lk. Rd.	Reconstruction
Hosannah Rd.	Locust Grove Griffin Rd.	So. of Locust Grove Griffin	Reconstruction

Capital Project Costs

The costs associated with the programmed road projects are shown in Table R-2. The total project cost, as well as the local portion of that cost, is shown. These costs are estimates based on comparable road project types. The percentage of each local project cost that is impact fee eligible is also shown, as well as the local portion that is not eligible.

Table R-2
Road Improvement Project Costs

Project	From	To	Total Project Cost	% Impact Fee Eligible		Impact Fee Eligible Project Costs	Non-eligible Local Project Costs
				Local Cost	(Local Cost)		
I-75 At Locust Grove Griffin Road			\$7,620,000	\$1,524,000	100.00%	\$1,524,000	\$0
Bill Gardner-Peeksville Connector	Bill Gardner Pkwy.	Peeksville Rd.	\$14,089,000	\$2,817,800	100.00%	\$2,817,800	\$0
Leguin Mill-Grove Rd. Connector (Loop Road)	Leguin Mill Rd.	Grove Rd.	\$1,540,000	\$308,000	100.00%	\$308,000	\$0
Locust Rd.-Davis Rd. Connector	Locust Rd.	Davis Rd.	\$1,400,000	\$280,000	100.00%	\$280,000	\$0
Price Dr. Extension	Current Terminus	Indian Creek Rd.	\$3,248,000	\$649,600	100.00%	\$649,600	\$0
E. I-75 Frontage Rd.	Bill Gardner Pkwy	Bethlehem Rd.	\$5,600,000	\$1,120,000	100.00%	\$1,120,000	\$0
Indian Creek-Tanger Blvd. Connector (Loop Road)	Indian Creek Rd.	Tanger Blvd.	\$1,456,000	\$291,200	100.00%	\$291,200	\$0
Bethlehem-Pine Grove Connector (Loop Road)	Bethlehem Rd.	Grove Rd.	\$1,680,000	\$336,000	100.00%	\$336,000	\$0
Bethlehem-Lester Mill	Bethlehem Rd.	Lester Mill Rd.	\$1,298,000	\$257,600	100.00%	\$257,600	\$0
Davis Lk.-Colvin	Davis Lk. Rd.	Davis Lk. Rd.	\$560,000	\$112,000	100.00%	\$112,000	\$0
Colvin-So. Bethany	Colvin Rd.	Colvin Rd.	\$560,000	\$112,000	100.00%	\$112,000	\$0
So. Bethany-Hi Hope	So. Bethany Rd.	Hi Hope Rd.	\$560,000	\$112,000	100.00%	\$112,000	\$0
Hi Hope-Leguin Mill	Hi Hope Rd.	Leguin Mill Rd.	\$560,000	\$112,000	100.00%	\$112,000	\$0
Bill Gardner Pkwy.	SR 155	Lester Mill Rd.	\$7,044,500	\$1,408,900	100.00%	\$1,408,900	\$0
Bill Gardner Pkwy.	Lester Mill Rd.	Price Dr.	\$8,541,000	\$1,708,200	100.00%	\$1,708,200	\$0
Bill Gardner Pkwy.	Price Dr.	SB I-75 Ramps	\$862,313	\$172,463	100.00%	\$172,463	\$0
Bill Gardner Pkwy.	SB I-75 Ramps	Tanger Blvd.	\$1,168,000	\$233,600	100.00%	\$233,600	\$0
Bill Gardner Pkwy.	Tanger Blvd.	Bill Gardner-Peeksville Conn.	\$365,000	\$73,000	100.00%	\$73,000	\$0
Peeksville Rd.	Bill Gardner-Peeksville Conn.	Leguin Mill Rd.	\$1,460,000	\$292,000	100.00%	\$292,000	\$0
Peeksville Rd.	Leguin Mill Rd.	Unity Grove Rd.	\$3,832,500	\$766,500	100.00%	\$766,500	\$0
Peeksville Rd.	Unity Grove Rd.	So. Ola Rd.	\$3,905,500	\$781,100	100.00%	\$781,100	\$0
Peeksville Rd.	So. Ola Rd.	Burg Rd.	\$2,044,000	\$408,800	100.00%	\$408,800	\$0
SR 42	Harris Rd.	Bethlehem Rd.	\$1,861,500	\$372,300	100.00%	\$372,300	\$0
SR 42	Bethlehem Rd.	Bill Gardner Pkwy.	\$6,825,500	\$1,365,100	100.00%	\$1,365,100	\$0
SR 42	Bill Gardner Pkwy.	Peeksville Rd.	\$1,241,000	\$248,200	87.58%	\$217,363	\$30,817
SR 42	Peeksville Rd.	Locust Grove Griffin Rd.	\$1,642,500	\$328,500	100.00%	\$328,500	\$0
SR 42	Locust Grove Griffin Rd.	Grove/Roberts	\$730,000	\$146,000	100.00%	\$146,000	\$0
SR 42	Grove/Roberts	Tanger Blvd.	\$3,139,000	\$627,800	100.00%	\$627,800	\$0
SR 42	Tanger Blvd.	Locust Rd.	\$949,000	\$189,800	100.00%	\$189,800	\$0
SR 42	Locust Rd.	Butts County Line	\$5,018,750	\$1,003,750	100.00%	\$1,003,750	\$0

Exemption Policy

The City of Locust Grove recognizes that certain educational, office, retail trade and industrial development projects provide extraordinary benefit in support of the economic advancement of the city's citizens over and above the access to jobs, goods and services that such uses offer in general. To encourage such development projects, the City Council may consider granting a reduction in the impact fee for such a development project upon the determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to Locust Grove City. It is also recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees.

2005-2009 SHORT TERM WORK PROGRAM AMENDMENT
City of Locust Grove, GA

Project	Description	Start Year	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
District Court and Police Department Facility	Construction	2005	\$3,437,931	General Fund, 52% Impact Fees	Mayor & Council, Police Department
SR 42: Harris to Bethlehem Road	Road Widening	2008	\$1,861,500	General Fund, State of Georgia, 20% Impact Fees	Mayor & Council, Ga DOT
SR 42: Bethlehem to Bill Gardner Parkway	Road Widening	2008	\$6,825,500	General Fund, State of Georgia, 20% Impact Fees	Mayor & Council, Ga DOT
SR 42: Bill Gardner to Peeksville Road	Road Widening	2008	\$1,241,000	General Fund, State of Georgia, 18% Impact Fees	Mayor & Council, Ga DOT
SR 42: Peeksville to Locust Grove Griffin Road	Road Widening	2008	\$1,642,500	General Fund, State of Georgia, 20% Impact Fees	Mayor & Council, Ga DOT
SR 42: Locust Grove Griffin to Grove Road	Road Widening	2008	\$730,000	General Fund, State of Georgia, 20% Impact Fees	Mayor & Council, Ga DOT
SR 42: Grove Road to Tanger Blvd.	Road Widening	2008	\$3,139,000	General Fund, State of Georgia, 20% Impact Fees	Mayor & Council, Ga DOT
SR 42: Tanger Blvd. to Locust Road	Road Widening	2008	\$949,000	General Fund, State of Georgia, 20% Impact Fees	Mayor & Council, Ga DOT
SR 42: Locust Road to County Line	Road Widening	2008	\$5,018,750	General Fund, State of Georgia, 20% Impact Fees	Mayor & Council, Ga DOT